



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 7TH FEBRUARY 2022

AT 6.00 P.M.

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

MEMBERS: Councillors H. J. Jones (Chairman), A. D. Kriss (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass, J. E. King, P. M. McDonald, M. A. Sherrey and C. J. Spencer

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 December 2021 (Pages 1 - 16)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 21/01617/FUL - Proposed installation of air source heat pump to service existing theatre roof - The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX - John Homer (Pages 17 - 24)
6. 21/01835/PRIOR - Installation of a solar Photovoltaic System to existing roof of existing theatre - 138No. Vertex S Monocrystalline Modules (55kWp) - The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX - John Homer (Pages 25 - 30)

7. 21/01372/FUL - Proposed new dwelling in rear garden of 111 Stourbridge Road - 111 Stourbridge Road, Bromsgrove, Worcestershire, B61 0AN - Mr. J. Singh (Pages 31 - 46)
8. 21/01700/FUL - Detached 2 bed house - 1/1A Maund Close, Bromsgrove, Worcestershire, B60 3JU - Mr. J. Leavesley (Pages 47 - 60)
9. 21/00684/HYB and 22/00092/DEM - Hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works -Bordesley Hall, The Holloway, Alvechurch, Birmingham, Worcestershire B48 7QA - Corbally Group and Mr. Kelly (Pages 61 - 106)
10. 21/00872/FUL - Construction of No. 15 affordable (Discounted Market Sales Housing) dwellings including No. 3 retirement bungalows with associated provision for car parking, open space, landscaping and infrastructure works - Land Between the Croft and Hopwood Garden Centre, Ash Lane, Hopwood, Worcestershire, B48 7TT - Mrs. P. Robinson (Pages 107 - 142)
11. 21/0754/FUL and 21/01755/LBC - Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot - Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ - Mr. P. Whittaker (Pages 143 - 172)
12. 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

28th January 2022

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 will be live streamed for general access via the Council's YouTube channel (link below).

[Live Streaming of Planning Committee](#)

You are able to see and hear the livestream of the meeting from the Committee Pages of the website, alongside the agenda for the meeting.

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

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

In advance of the Committee meeting, Members are strongly encouraged to take a lateral flow test on the day of the meeting, 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 must wear face coverings during the meeting, unless exempt. Face coverings should only be removed temporarily if the Councillor / officer requires a sip of water or when speaking and should be reapplied as soon as possible. Refreshments will not be provided by the venue, therefore

Members and officers are encouraged to bring your own supply of water and hot drinks.

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 meetings of the Planning Committee 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 coverings, to use the hand sanitiser that will be provided and will be required to sit in a socially distanced manner at the meeting. It should be noted that members of the public who choose to attend in person do so at their own risk.

In line with Government guidelines, any member of the public who has received a positive result in a Covid-19 test on the day of a meeting 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 to p.ross@bromsgroveandredditch.gov.uk before 12 noon on Thursday 3rd February 2022.
- 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 3rd February 2022.
- 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

This page is intentionally left blank

Agenda Item 3

Planning Committee
6th December 2021

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 6TH DECEMBER 2021, AT 6.03 P.M.

PRESENT: Councillors H. J. Jones (Chairman), S. J. Baxter (substituting for Councillor A. B. L. English), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, M. Glass (substituting for Councillor C. J. Spencer), J. E. King, A. D. Kriss, M. A. Sherrey (during Minute No's 50/21 to 54/21 and 56/21 to 59/21) and P.L. Thomas

Officers: Ms. C. Flanagan (via Microsoft Teams), Mr. D. Birch, Ms. K. Hanchett, Worcestershire County Highways, Mr. G. Nock, Jacobs (via Microsoft Teams), Mrs. S. Hazlewood, Mr. S Edden and Mrs. P. Ross

50/21

ELECTION OF VICE-CHAIRMAN FOR THE REMAINDER OF THE MUNICIPAL YEAR

The Chairman announced that, following on from a recent change to the membership of the Committee, a new Vice-Chairman needed to be elected for the remainder of the municipal year.

RESOLVED that Councillor A. D. Kriss be elected Vice-Chairman of the Committee for the remainder of the municipal year.

51/21

TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were received from Councillors A. B. L. English and C. J. Spencer, with Councillor S. Baxter and M. Glass in attendance, respectively as substitute Members.

An apology for absence was also received from Councillor P. M. McDonald.

52/21

DECLARATIONS OF INTEREST

Councillor M. A. Sherrey declared in relation to Agenda Item No.5 – 19/00592/FUL and 20/01140/LBC – Blue Bird Confectionery Ltd, Blue Bird Park, Bromsgrove Road, Romsley, Halesowen, Worcestershire, (Minute No. 55/21), in that she would be addressing the Committee for this item as Ward Councillor under the Council's public speaking rules.

Agenda Item 3

Planning Committee
6th December 2021

Following the conclusion of the public speaking, Councillor M. A. Sherrey left the meeting room.

53/21

MINUTES

The minutes of the Planning Committee meeting held on 1st November 2021 were received.

It was noted that, on page 7, there was a typographical error, as the meeting actually stood adjourned from 19:49pm to 19:52pm.

RESOLVED that, subject to the correction as detailed in the preamble above, the minutes of the Planning Committee meeting held on 1st November 2021, be approved as correct record.

54/21

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

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

In response to Councillor S. P. Douglas, the Chairman confirmed that a Committee Update had been emailed to all Planning Committee Members prior to the commencement of the meeting.

55/21

19/00592/FUL AND 20/01140/LBC - PART DEMOLITION AND SITE CLEARANCE OF THE FORMER BLUE BIRD FACTORY SITE FOR ITS REDEVELOPMENT TO PROVIDE 108 RESIDENTIAL DWELLINGS (USE CLASS C3), CONSISTING OF BOTH NEW DWELLINGS AND CONVERSION OF THE WELFARE AND ADMINISTRATION BUILDINGS, ALONG WITH ASSOCIATED LANDSCAPING; DRAINAGE; ENGINEERING; HIGHWAYS AND ACCESS WORKS - BLUE BIRD CONFECTIONARY LTD, BLUE BIRD PARK, BROMSGROVE ROAD, ROMSLEY, HALESOWEN, WORCESTERSHIRE - MR. J. RICHARDS

The Chairman announced that officers would be presenting a joint presentation for Planning Applications 19/00592/FUL and 20/01140/LBC, Blue Bird Factory, Blue Bird Park, Bromsgrove Road, Romsley, Halesowen, Worcestershire.

Officers reported that with regards to:-

Planning Application 19/00592/FUL – that a further 5 objections from 3 individuals had been received. The majority of issues raised had related to matters already reported. Those matters not previously listed related to:-

- The notification procedures for the Committee meeting.
- The conduct of the meeting on 1st November.
- Where the s.106 money was being directed to.
- The application of vacant building credit.

Agenda Item 3

Planning Committee
6th December 2021

- An application for planning permission for a nearby development for 2 houses.

Planning Application – 20/01440/LBC – that a further 2 representations had been received from the same individual. The comments raised no material planning matters rather than issues associated with the listed building consent; as detailed in the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers highlighted that as Members would recall, during the Planning Committee meeting held on 1st November 2021, the Committee resolved to defer Planning Application 19/00592/Ful, pending confirmation on the vacant building credit, which removed the requirement for the proposed development to provide affordable housing.

Officers explained that further information had now been received and officers drew Members' attention to the 'Vacant Building Credit (VBC) – What is the vacant building credit?' detailed information on pages 11 and 12 of the main agenda report and Section 8 – Affordable Housing and Vacant building credit, as detailed on pages 35 to 36 of the main agenda report.

Officers continued and informed the Committee that the proposed development comprised of the demolition of the existing modern industrial buildings on the site and the conversion of the retained Welfare and Administration buildings, to provide a total of 108 residential units. 9 units were proposed in the Administration building, 13 units were proposed in the Welfare building with the remainder of the dwellings new build.

In 2019 the Welfare and Administration building and the boundary walls, railings and gates fronting the highway were listed at Grade II and would therefore be retained.

Officers further drew Members' attention to the following presentation slides:-

- Site Frontage - Administration and Welfare Buildings
- Proposed site layout plan
- Proposed house types
- Proposed street scenes
- Conversion of the Administration Building
- Conversion of the Welfare Building

Members were also reminded that during the Planning Committee meeting held on 1st November 2021, that some Members had raised some concern with regard to drainage and surface water flooding at the site.

Agenda Item 3

Planning Committee
6th December 2021

Appendix 1 to the report provided the Drainage Note from Pegasus Group in respect of the proposed drainage and surface water flooding, as detailed on pages 45 to 51 of the main agenda report.

At the invitation of the Chairman, Mrs. L. Dowling (via Microsoft Teams) addressed the Committee in objection to Planning Application 19/00592/FUL.

Mr. K. Fenwick, the Applicant's agent addressed the Committee in respect of both planning applications. Mr. P. Smith, on behalf of Hunnington Parish Council, addressed the Committee in objection to both planning applications; and Councillor M. A. Sherrey, Ward Councillor also addressed the Committee with regard to both planning applications.

The Committee then considered Planning Application 19/00592/FUL, which Officers had recommended to approve.

Councillor S. P. Douglas acknowledged that having had some of the queries raised by the Committee, at the last meeting expanded on, had been most helpful, however, she was still hearing the distress of the local residents.

Councillor Douglas suggested a proposal to expand the Condition, as detailed on page 42 – Ecology, with regard to trees and landscaping, in order to reflect the comments received from the Urban Designer and the consultant Conservation and Landscape officer, with regard to tree planting on the public realm and the northern and north-eastern aspects of the site being screened.

In response officers stated that Councillor Douglas's suggestions with regard to additional street trees / hedging could be considered in the Landscape Environmental Plan. The developer was present and could consider the comments made by Councillor Douglas.

Members commented that whilst they recognised that more houses were needed and that the Council could not demonstrate a five year housing land supply, however the development would change the dynamics of the community and it would have been a good opportunity to include some affordable housing on the site.

Officers confirmed that no further comments had been received from North Worcestershire Water Management.

Members thanked officers for the additional information on the Vacant Building Credit (VBC) and further commented that they would have liked to have seen some affordable housing on the site, however, the additional detailed information on VBC showed that this would not happen.

Agenda Item 3

Planning Committee
6th December 2021

Members further referred to the Drainage Note and the updated information as provided.

It was acknowledged that officers had provided further information, as requested by the Committee at the Planning Committee meeting held on 1st November 2021.

Members raised further questions with regard to play provision/open space/parks being located at the community recreation ground at St. Kenelms Road.

Officers stated that St. Kenelms Road was agreed following consultation with the Council's Leisure officers and that the area was the nearest place suitable for offsite play equipment to be provided. Planning officers were not aware of any site within Hunnington and therefore Leisure officers had recommended St, Kenelms Road for the reasons as detailed on pages 23 and 24 of the main agenda report.

Officers informed the Committee that Members could include a Condition to the S106 contribution that discussions take place with the District Council, Hunnington Parish Council and the developer regarding the location of the offsite play provision; however, officers would also recommend that a time limit be included on such discussions taking place and an agreement being reached.

Members also raised a question in respect of the increased street lighting and bio-diversity.

In response officers referred Members to the Condition on page 42 of the main agenda report with regard to a lighting strategy, and the need to consider public safety as well as the wild life. Taking into account the concerns raised by Members, lighting pollution and an enhanced lighting strategy could be looked at.

Further debate followed on planning legislation, VBC and no affordable housing being provided on the proposed site and inclusivity .

Some Members stated that the questions raised and the reason why the planning application was deferred at the Planning Committee meeting held on 1st November 2021; had now been fully answered by officers.

Members referred to the comments received from Highways, as detailed on page 22 of the main agenda report.

Ms. K. Hanchett, Worcestershire Highways explained that the Highway Authority had recommended that the application be refused as the proposed site was in an unsustainable location as residents would be reliable on private cars. However, the Highway Authority had not recommended refusal on any highway grounds; and that there would be a contribution in respect of traffic calming.

Agenda Item 3

Planning Committee
6th December 2021

Further discussions followed and it was mooted that the application be deferred again or refused as some Members were of the opinion that the development would not create a vibrant community and that there was no on-site play provision.

Officers highlighted that at the Planning Committee held on 1st November 2021, Members had the opportunity to discuss the proposed development in some detail; officers had worked with the developer over a two year period.

In response to the Committee, officers clarified that should Members be minded to approve the application, that following on from the earlier debate, Members had agreed that officers would:-

- look at the lighting strategy and enhance the Condition as detailed on page 42 of the main agenda report;
- change Condition (ix) to read - Look at the toddler junior play equipment at either / or Hunnington / St. Kenelms Road recreation ground, following discussions with the District Council, Hunnington Parish Council and the developer, no longer than 3 months, as detailed in the preamble above; and
- landscaping scheme to take into consideration Councillor Douglas's comments regards tree and hedgerow cover, within the proposed site, as detailed in the preamble above.

Councillor J. E. King proposed an alternative Recommendation that, the application be deferred to allow further discussions between the developer, the planning department, the Parish Council, and any other interested parties. She was also concerned about offsite play provision for younger children, children under eight and the lack of a meeting place for residents to meet; and the possibility to consider the inclusion of 5/10 affordable homes on the site.

Officers further reiterated that Members, should the application be approved, had tasked officers to look into play provision, as detailed in the preamble above. With regard to affordable housing provision, officers reminded Councillor King, that the Committee had been provided with detailed information on VBC. This was requested by the Committee at the Planning Committee meeting held on 1st November 2021, when the planning application was deferred pending further information on VBC.

It was noted that there was no seconder for Councillor King's alternative Recommendation to defer the application.

Having been alerted by a member of the public that they could smell smoke, the meeting stood adjourned from 19:09pm to 19:14pm to enable officers to investigate.

Having reconvened it was

Agenda Item 3

Planning Committee
6th December 2021

RESOLVED that with reference to application **19/00592/FUL** that full Planning Permission be granted, subject to:-

a) authority be delegated to the Head of Planning, Regeneration and Leisure to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-

- (i) £400,000 towards improvements to bus services
- (ii) £15,000 towards community transport services
- (iii) £98, 511 towards school transport
- (iv) £23, 760 towards personal travel planning service (£220/dwelling)
- (v) £ 20, 519.78 towards NHS Worcestershire Acute Hospitals Trust
- (vi) £161, 280 towards Dudley Clinical Commissioning Group NHS for premises expansion
- (vii) £360, 469 towards primary phase education
- (viii) £470, 188 towards secondary phase education
- (ix) £77,050 towards improvements to toddler junior play equipment at St Kenelms Road recreation ground or £77,050 towards the provision of toddler junior play equipment at a suitable location in Hunnington. Discussions to take place with interested parties (Hunnington Parish Council/Bromsgrove District Council/the applicant) to explore and identify a suitable location in Hunnington over a maximum period of three months from the date of the Agreement. If a suitable location has not been identified and/or is not deliverable within the three months, the contribution will automatically revert to the provision at St Kenelm's recreation ground.
- (x) £5641.92 towards the provision of wheelie bins for the development
- (xi) A S106 Monitoring fee
- (xii) A flood response plan
- (xiii) A Boardwalk Specification
- (xiv) Various site restrictions in relation to drainage matters
- (xv) The management and maintenance of the on-site open space
- (xvi) The management and maintenance of the on-site SuDs facilities

b) that delegated powers be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions.

and

c) that when determining conditions that the comments from Members with regard to a lighting strategy, toddler junior play equipment and landscaping, as detailed in the preamble above, be included.

RESOLVED that with reference to application **20/01440/LBC** that

a) Listed Building Consent be granted;

and

b) that delegated powers be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions.

56/21

20/00458/FUL - SINGLE STOREY, FIRST FLOOR AND TWO STOREY EXTENSIONS TO EXISTING 20-BED RESIDENTIAL CARE HOME TO CREATE A 48-BED RESIDENTIAL CARE HOME; 3 NO. ADDITIONAL COMMUNAL LIVING/DINING ROOMS, A LAUNDRY ROOM, ENCLOSED LANDSCAPED GARDEN, CAR PARKING AND ASSOCIATED WORKS - RETIREMENT HOME, HOPWOOD COURT, BIRMINGHAM ROAD, HOPWOOD, WORCESTERSHIRE B48 7AQ - MRS. M. BIRCHILL

Officers clarified that the Application had been brought to the Planning Committee for consideration because it was for a Major development.

Officers presented the report and in doing so informed the Committee that the application was for a single storey, first floor and two storey extensions to an existing 20-bed residential care home to create a 48-bed residential care home.

Officers referred to the Site Location presentation slide. The care home was located along a private driveway accessed off the eastern side of the Birmingham Road (A441). Officers drew Members' attention to the Access from Birmingham Road presentation slide, as detailed on page 87 of the main agenda report. There was a belt of trees to the right of the site, tree matters were covered on pages 75 and 76 of the main agenda report.

Officers further referred to the presentation slides, as detailed on pages 80 to 100 of the main agenda report, which included:-

- Front elevation from north west
- Access from Birmingham Road
- Existing and proposed site plan
- Proposed site plan
- Existing ground floor
- Proposed ground floor
- Existing first floor
- Proposed first floor
- Front elevation: existing and proposed
- Rear elevation: existing and proposed
- Existing and proposed: (NE facing) side elevation
- Existing and proposed: (NW facing) side elevation
- Proposed courtyard elevations

Agenda Item 3

Planning Committee
6th December 2021

Currently the site had 10 car parking spaces, this would increase to 30 car parking spaces.

Officers continued and informed the Committee that there was clearly a need for this type of development in the district and that principle of the development was accepted. Policy BDP10 sets out that the Council would encourage the provision of housing for the elderly where appropriate whilst avoiding an undue concentration in any location. The applicant had commissioned an 'Assessment of Need' report, which concluded that there was a current shortfall of residential care closer to Bromsgrove and Alvechurch.

The site was located within the Green Belt and paragraph 149 (c) states that the 'extension or alteration of a building' was appropriate development provided that the development does not result in disproportionate additions over and above the size of the original building.

Officers drew Members' attention to the front elevation from the north west presentation slide and in doing so further referred Members to the planning history of the care home. The existing floor space present within the care home equated to 660m². If permission were to be granted, the total floor space following the development would rise to 2400m², a total increase of 1740m². This would represent a non-proportionate (disproportionate) increase.

The applicant had raised a number of matters, as detailed on pages 72 and 73 of the main agenda report, referring to Very Special Circumstances (VSC). Whilst the matters raised by the applicant were material planning considerations in the determination of the application it was also necessary to examine whether there were genuine VSC, effectively unique to the site and development proposal. The applicant had commissioned a report by Christie & Co to undertake a review into the viability of Hopwood Court, to determine the need to extend the existing care home in order for it to remain economically viable.

This was independently assessed by Andrew Golland Associates, as detailed on pages 74 and 75 of the main agenda report.

Based on the evidence submitted, officers were not satisfied that the survival of the business was dependent of the proposed development. It was not considered that the reasons put forward by the applicant would amount to VSC that would outweigh the substantial harm arising to the Green Belt by reason of inappropriateness.

At the invitation of the Chairman, Mrs. M. Birchill, the applicant, addressed the Committee.

Members then considered the application, which officers had recommended be refused.

Agenda Item 3

Planning Committee
6th December 2021

Members stated that whilst they understood the intrusion on the Green Belt, the area was screened by trees and the plans showed extensive replacement tree planting was proposed. Members referred to the comments made by the applicant with regard to the need for the care home to be brought up to date with new ensuite facilities. Whilst Members understood the information provided by Andrew Golland Associates in respect of the viability of the current business; Members emphasised that quality of life for elderly people in care homes was important.

Members were mindful of the information provided by both the applicant and officers with regard to VSC and the viability of the business.

Members agreed that it was a difficult application to consider. There was a need for care homes and specialist dementia care homes in the district.

Officers briefly responded to questions from the Committee with regard to the original footprint of the building.

Members also commented that there was a need for care homes to expand in order to provide better living accommodation, such as ensuite facilities, in order to meet the need of residents.

In response to Members, officers clarified that the applicant had seen the full contents of the report from Andrew Golland Associates.

Some Members commented that they would have liked to have seen more viability information provided.

Councillor A. J. B. Beaumont stated that in order to meet the Councils five year land supply that Green Belt land would be used, and that this proposed development was relatively small in size and was surrounded by trees and hedges and would not be seen from the road. There was not enough provision throughout the country for elderly people.

Officers reiterated that 'not seeing' a development did not amount to VSC.

Some Members further commented that looking after the elderly did amount to VSC and the need to provide suitable accommodation.

In response to questions from Members with regard to viability, officers drew Members' attention to page 76 of the main agenda report. The applicant had not demonstrated that the business would fail without the proposed extension. The proposed extension would still be inappropriate. However, if the applicant provided detailed information on the viability of the business, Members could then determine if this equated to VSC.

Agenda Item 3

Planning Committee
6th December 2021

Some Members further agreed that more detailed information on the viability of the business was needed.

Whilst agreeing with this, Councillor G. Denaro referred to page 71 of the main agenda and that the Governments Planning Practice Guidance stresses 'that the need to provide housing for older people is critical. In this respect, it has to be concluded that the needs of BDC's ageing population are acute, and evidenced national, regional and local need is currently being unmet and forecasted to remain unmet in the foreseeable future. The principle of the proposed development is acceptable'.

Officers summarised the debate and acknowledged that Councillor Beaumont had proposed an alternative Recommendation that the application be approved. The VSC being that there was a need for this type of accommodation and that this need would outweigh the substantial harm arising to the Green Belt from the inappropriate development.

Members were therefore minded to approve the application and on being put to the vote it was

RESOLVED that Planning Permission be granted subject to:-

a) authority be delegated to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions:-

- Time constraints, shorter time frame of 18 months delivery
- Plans listed
- External Materials
- Drainage
- Landscaping
- Lighting
- Car parking
- Accessible driveway
- Electric charging points that were able to charge lithium iron and lead acid batteries (used in mobility wheelchairs and scooters)
- Cycle storage provision
- Method statement
- Waste provision

and

b) authority be delegated to the Head of Planning, Regeneration and Leisure to determine the full planning application following the satisfactory completion of a suitable Unilateral Undertaking to agree:-

- Highways contribution

57/21

21/00196/FUL - REDEVELOPMENT TO FORM 8NO. CLASS E(A) RETAIL UNITS AT GROUND FLOOR AND 9NO. 1 AND 2 BED APARTMENTS AT FIRST AND SECOND FLOOR - 113 HIGH STREET, BROMSGROVE, WORCESTERSHIRE, B61 8AE - MR. J. LAWSON

Officers clarified that the Application had been brought to the Planning Committee for consideration because it was for a Major development.

Officers presented the report and in doing so informed the Committee that the application was for redevelopment to form 8no. Class E (a) retail units at ground floor and 9no. 1 and 2 bed apartments at first and second floor.

The site was located in the town centre, officers drew Members' attention to the Proposed Ground Floor Plan presentation slide. The application sought the redevelopment of the existing ground floor retail units, reducing them in size, but increasing to three units fronting the High Street. The formation of a pedestrian access from the High Street into a courtyard area behind, with five further Class E(a) retail units proposed on the ground floor. Across the first and second floors 9no. flats were proposed, 6 one bedroom and 3 two bedroom units.

The application had met with support from the Conservation Officer and all statutory consultees.

Members then considered the application, which officers had recommended be approved.

Councillor A. D. Kriss stated that he welcomed the proposal and that it brought life to the front and rear of the property.

RESOLVED that Planning Permission be granted, subject to the Conditions as detailed on pages 105 and 106 of the main agenda report.

58/21

21/01046/FUL - FULL PLANNING FOR A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED WORKS, PUBLIC OPEN SPACE AND ACCESS FROM PERRYFIELDS ROAD - LAND TO THE NORTH OF, PERRYFIELDS ROAD, BROMSGROVE, WORCESTERSHIRE, B61 8TA - MS T. MCSMITH

Officers reported that they had received amended contaminated land comments from Worcestershire Regulatory Services. Mott McDonald (acting as Transport Planning Advisors to the Council) had reviewed the latest documents published on the planning portal site and had three main key points that the developer would need to consider, as follows:-

- Uncontrolled crossing of Perryfields Road
- Footpath / Cycleway connection from Perryfields
- Cumulative Assessments

Agenda Item 3

Planning Committee
6th December 2021

Members' attention was also drawn to the amended Conditions, Condition 2 and Condition 10, as detailed in the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the report and in doing so drew Members' attention to the Site Location presentation slide, as detailed on page 137 of the main agenda report.

Officers informed the Committee that the application proposed the erection of 60 dwellings on land to the north of Perryfields Road, Bromsgrove and formed part of the BROM2 allocation as a Bromsgrove Town Expansion Site.

Members were further informed that the proposal sought permission for a 100% affordable housing scheme. The proposed house types were detailed on page 143 of the main agenda report.

Members were asked to note that, the application proposed a new vehicular and pedestrian access off Perryfields Road further to the west than the existing farm gate access into the site.

At the invitation of the Chairman, Mr. P. Rawle the Applicant's agent addressed the Committee.

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

Officers responded to questions from the Committee with regard to the uncontrolled crossing of Perryfields Road, child safety when accessing the play area and safety around the balancing ponds.

In response to further questions from the Committee with regard to the comments received from Mott MacDonald, as detailed on pages 1 to 3 of the Committee Update.

Ms. K. Hanchett, Worcestershire Highways stated that they were aware of the comments received from Mott MacDonald and they were content, however she would ask Mr. G. Nock, Jacobs to respond further.

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

Mr. Nock informed Members that he had worked closely with Mott MacDonald and that there had been due diligence with regard to the three main key points raised:-

Uncontrolled crossing of Perryfields Road

Access and pedestrian consideration had been taken very seriously. There would be a number of pedestrian crossings throughout the site and a Road Safety Audit procedure had been undertaken twice in this case.

Footpath / Cycleway connection from Perryfields

This was achievable.

Cumulative Assessments

He would assure Members that the approach was to align with that transport strategy, which would be a very comprehensive strategy, in order to deliver today and to be delivered at a later stage.

In response to further questions from the Committee, Mr. Nock referred to the 'monitor and manage' strategy, as detailed on page 2 of the Committee Update and that s106 monies would contribute to such a strategy.

Members asked for it to be noted that, it would be useful if developers and officers could include in future reports to the Committee details on Climate Change Carbon Neutrality and homes for life initiatives for larger developments.

Members further commented that it was a good application, which would provide much needed housing.

RESOLVED that planning permission be granted subject to:-

- a) the Conditions and Informatives, as detailed on pages 127 to 134 of the main agenda report; and
- b) amended Conditions 2 and 10, as detailed on page 3 of the Committee Update.

59/21

21/01548/FUL - SINGLE STOREY REAR EXTENSION - 40 PENSURST ROAD, BROMSGROVE, WORCESTERSHIRE, B60 2SN - MRS. R. WILKES

Officers clarified that the Application had been brought to the Planning Committee for consideration as the applicant was an employee of Bromsgrove District Council.

Officers reported that the Tree Officer had no objections, as noted on page 3 of the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

The proposal involved the removal of an existing conservatory that would be replaced with a single storey extension to the rear of the property to provide a larger kitchen/dining/family area.

Agenda Item 3

Planning Committee
6th December 2021

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

RESOLVED that Planning Permission be granted subject to the Conditions as detailed on page 148 of the main agenda report.

The meeting closed at 8.25 p.m.

Chairman

This page is intentionally left blank

Agenda Item 5

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------|---|-------------|--------------|
| John Homer | Proposed installation of air source heat pump to service existing theatre roof The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX | 24.12.2021 | 21/01617/FUL |

This application is being reported to the Planning Committee because the applicant is Bromsgrove District Council.

RECOMMENDATION: That planning permission be Granted subject to conditions

Consultations

The Theatres Trust

This application has come to the attention of the Trust because it is seeking planning permission for the installation of an air source heat pump at the Artrix Arts Centre.

The Artrix had a mixed arts programme of theatre, comedy, dance, film screenings and talks along with education and community programmes. Alongside its main auditorium it has spaces available for hire and use by local groups. It opened in 2005 but quickly established itself as an important arts and cultural facility for the local area. It is well regarded by local people.

At the start of the pandemic in 2020 its operator went into administration resulting in its closure. The building has been taken on by the local authority and has been utilised as a vaccination centre; this is not unusual with several other theatres and venues having been given over to supporting NHS and other public activities such as law courts whilst restrictions and social distancing requirements have been in place. The Artrix remains in formal use as an arts venue and we are supportive of efforts to return it to its arts use.

We welcome this proposal and the Council's apparent commitment to the building. The air source heat pump will be installed to the Artrix's roof to help improve its efficiency and sustainability.

As a modern building the Artrix is not a heritage asset and neither is its wider setting particularly sensitive, but in any case, this installation is minor in scale and delivers public benefits through enhanced environmental sustainability which should help reduce the Artrix's running costs. In turn this will help support its community, cultural and social function and improve viability for future operators. The NPPF (2021) is supportive of improving sustainability and low carbon energy and heat.

In conclusion we are supportive of the granting of planning permission.

WRS - Noise Consulted 17.11.2021 expired 11.11.2021

Based on the submitted information I do not consider that noise from the proposed ASHP would adversely impact the nearest noise sensitive receptor(s). Therefore, I have no objection to the application in terms of noise.

Public consultation

Site Notice Posted on 19.11.2021 expired on 13.12.2021

Plan reference

No response received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP12 Sustainable Communities

BDP19 High Quality Design

BDP22 Climate Change

Others

National Design Guide

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Relevant Planning History

| | | | |
|-------------|--|---------|------------|
| 13/0283 | Installing two air conditioning condensing units with a sound rating of 80dBA (at source) and measuring 1838mm long, 974mm deep and 1137mm high on the lower roof | Granted | 11.06.2013 |
| B/2000/1281 | Arts centre including 330 seat auditorium, related foyer space, administration space and backstage facilities. | Granted | 14.03.2002 |
| B/1998/0661 | Form new main access, B1 development, housing development, sports facilities and ancillary car parking - Outline Application. (As amended by plans received 22/10/99). | Granted | 11.09.2000 |

Assessment of Proposal

The Artirx Centre is a community theatre facility which is currently being used temporarily as a Covid-19 Mass Vaccination Hub. It is situated in the Residential area of Bromsgrove where the principle of development can be acceptable.

The proposal is for the installation of an air source heat pump with some external pipework and cabling on the roof of the Artrix Centre.

Paragraph 158 of the NPPF sets out that local planning authorities should approve applications for renewable and low carbon development provided the impacts are (or can be made) acceptable. Policy BDP 22 of the Bromsgrove District Council is also supportive of improving zero or low-carbon energy schemes when adverse impacts are addressed satisfactorily.

The proposed air source heat pump would be situated on the lower roof of the Artrix Centre; where some plant and machinery is already located, and away from the edge of the roof. Due to this it is unlikely that the unit would be highly visible from within the street scene and as such it is not considered that it would have a detrimental impact on the character or appearance of the area.

Worcestershire Regulatory Services (WRS) were consulted on this application to help assess the potential noise impact the proposed unit would have on the amenity of the nearby residential properties and on the local area. They have confirmed that they do not consider that the proposed air source heat pump would adversely impact the nearest noise sensitive receptors. As such they have raised no objection to the application in terms of noise.

The Theatre Trust has not raised any objection to the application. They have set out that the proposed installation is minor in scale and delivers public benefits through enhanced environmental sustainability which should help reduce the Artrix's running costs. In turn this will help support its community, cultural and social function and improve viability for future operators.

Overall, it is considered that the proposed development complies with the provisions of the development plan and would be acceptable.

RECOMMENDATION: That planning permission be Granted subject to conditions

Conditions:

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

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

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

Drawing No. HUB356.ATBDC.PS.01 Location, Block Plan, Site Plans as existing and proposed

Document No. CN2138-ALT-ZZ-XX-RP-Z-6001 Design Proposal

Data Book Model CAHV-P500YB-HPB)-BS)

Hidros Thermal Solutions Air/ Water Heat Pump 2 Pipes

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

Case Officer: Claire Gilbert Tel: 01527 881655
Email: claire.gilbert@bromsgroveandredditch.gov.uk

This page is intentionally left blank

21/01617/FUL

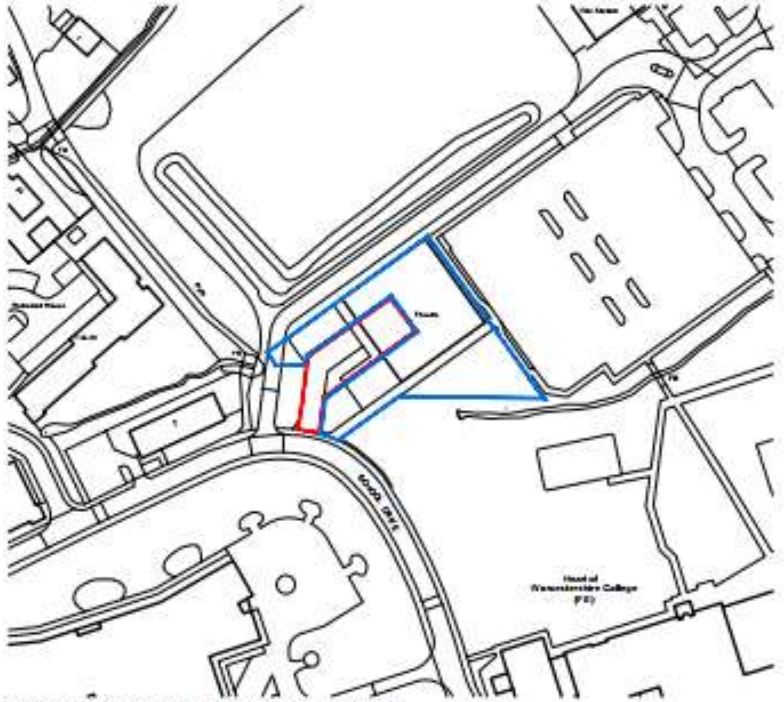
Proposed installation of air source heat pump to
service existing theatre roof

The Artrix, School Drive, Bromsgrove, Worcestershire
B60 1AX

Recommendation:
Planning Permission is GRANTED

Site Location

Page 22



LOCATION PLAN
1:1250

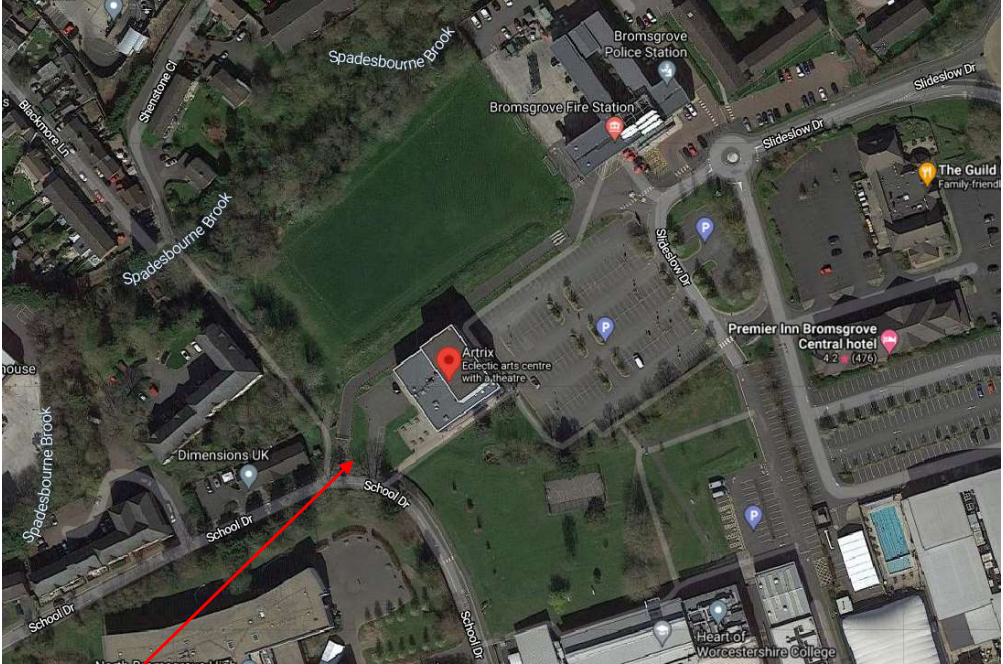
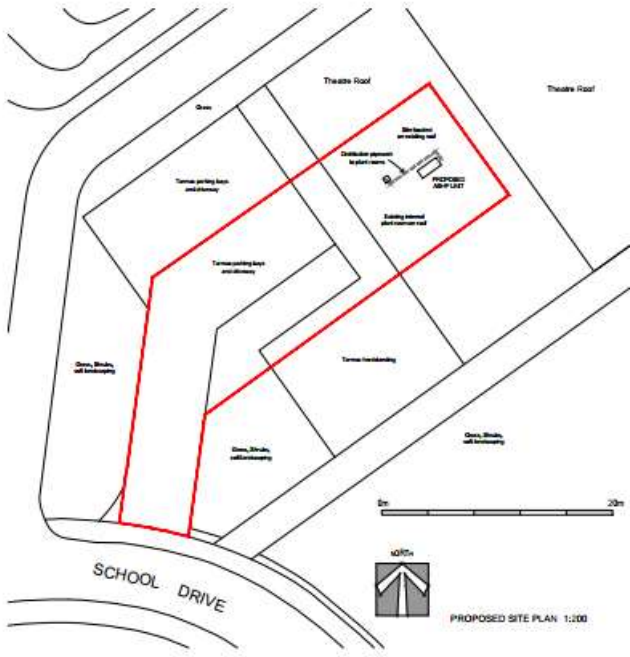
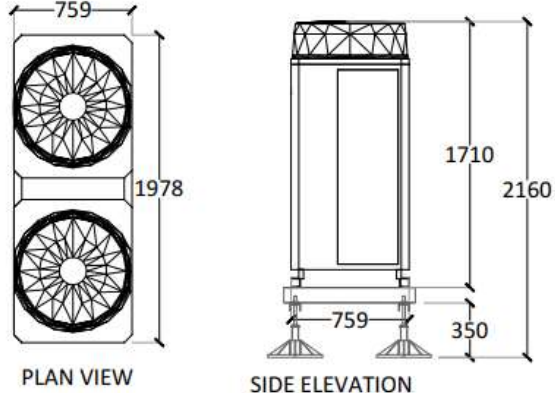
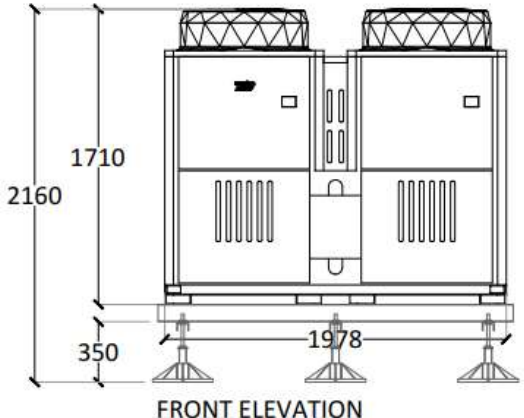


Photo from Google maps looking North East from School Drive towards rear of Artrix

Proposed Plans



- Plantroom, Electrical Room and Buffer Storage Area Outline.
- Proposed ASHP Location
- Area For Pipework and Cabling to Drop.



Site photos



Agenda Item 6

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------|--|-------------|----------------|
| John Homer | Installation of a solar Photovoltaic System to existing roof of existing theatre. 138No. Vertex S Monocrystalline Modules (55kWp) The Artrix, School Drive, Bromsgrove, Worcestershire, B60 1AX | 08.02.2022 | 21/01835/PRIOR |

This application is being reported to the Planning Committee because the applicant is Bromsgrove District Council.

RECOMMENDATION: That Prior Approval is not required.

Consultations

WRS- Light Pollution Consulted 22.12.2021

Light Nuisance: No objection to the application in terms of light nuisance.

Highways - Bromsgrove Consulted 22.12.2021

I have no highway objections to the proposed Installation of a solar Photovoltaic System to existing roof of existing theatre, the parking is not affected - no highway implications.

Public Consultations

Site notice posted on 22.12.2021

No comments received

Relevant Policies

None

Assessment of Proposal

This is a prior notification application for the installation of solar PV equipment on the two flat roof sections of the Artrix Centre in Bromsgrove.

Schedule 2, Part 14 Class J of the Town and Country Planning (General Permitted Development) Order 2015 as amended permits the installation or alteration of solar equipment on non-domestic premises. This is subject to certain criteria set out in Class J.1, J.2 and J.3 and the conditions set out in Class J.4.

There are three categories to Class J. These are:

Class J (a) microgeneration solar thermal equipment on a building;
Class J (b) microgeneration of solar PV equipment on a building; or
Class J (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

Due to the scale of the scheme that is proposed the proposal would fall within Class J (C) other solar PV equipment on the roof of a building.

Condition J.4(2) sets out that Class J(C) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

The proposed solar PV equipment would be sited on the flat roof of the Artrix. It would meet all of the criteria set out in Class J.1 to J.3 including that the equipment would not be higher than 1 metre above the highest part of the roof and that it would not be installed within 1 metre of the external edge of the roof. Due to this it is not considered that the equipment would be highly visible from within the street scene. It is also noted that Worcestershire Regulatory Services have raised no objection to the proposal in relation to light nuisance.

Overall due to this, it is not considered that prior approval of the Local Planning Authority would be required as to the design or external appearance of the development.

RECOMMENDATION: That Prior Approval is not required.

1. The proposed development shall be carried out in accordance with the approved plans and documents:

Drawing No. HUB356.ATBDC.PN.01 Location, Block Plan, Proposed Layout

Drawing No. AT-E-001 Roof PV Array

Document No. HUB358 Written Description of Development

2. The solar PV equipment shall be removed as soon as reasonably practicable when no longer needed.

Case Officer: Claire Gilbert Tel: 01527 881655
Email: claire.gilbert@bromsgroveandredditch.gov.uk

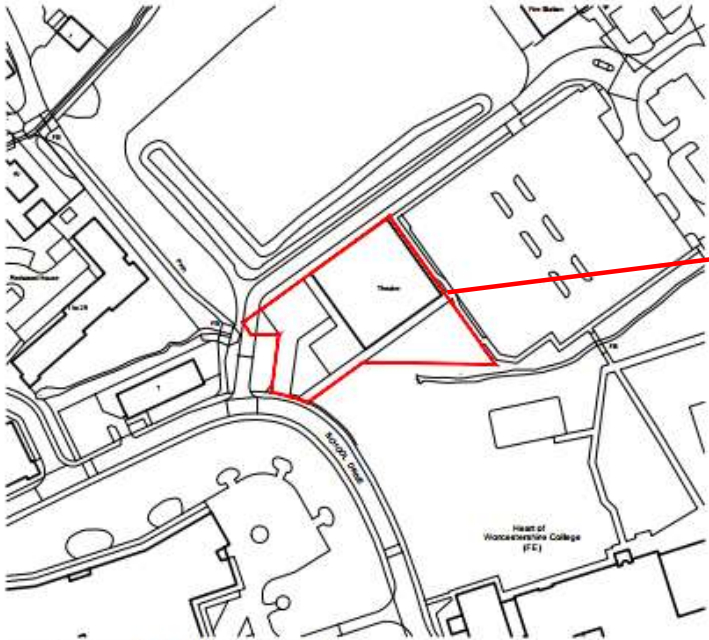
21/01835/PRIOR

The Artrix, School Drive
Bromsgrove, Worcestershire, B60 1AX

Installation of a solar Photovoltaic System to existing
roof of existing theatre. 138No. Vertex S
Monocrystalline Modules (55kWp)

Recommendation:
Prior Approval Not Required.

Site Location



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100021430
LOCATION PLAN
1:1250
0m 20m 40m 60m
NORTH

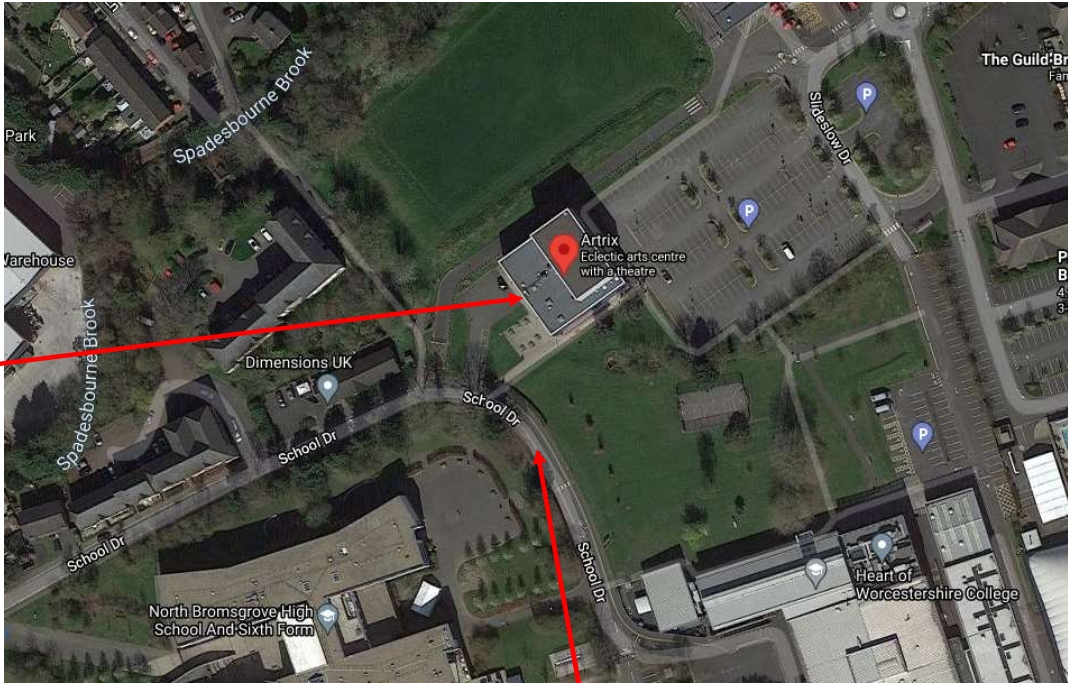
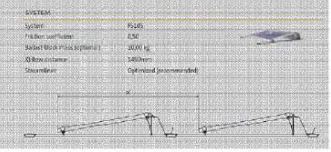



Photo from google street view looking north towards the School Drive access to The Artrix Centre

ROOF PV Array (Roof Plan)


FIXING DETAILS



TYPICAL FIXING ARRANGEMENT



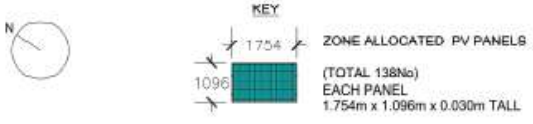
PV PANEL SELECTED



System datasheet
FS10-S / FS18-S

| | |
|------------------------------------|--|
| Product | Industrial PV mounting system |
| Material | Galvalume, hot-dipped galvanized, hot-dipped galvanized steel, zinc-coated, high-purity, silver-sulfide, aluminum |
| Roof type | Flat roof |
| Roof slope | max. 5° without additional measures |
| System properties | |
| System orientation | North |
| Module tilt | 0° to 30° |
| Surface weight system | 12 kg/m² (FS10-S) / 13 kg/m² (FS18-S) plus defined target area/No. |
| Weight PV modules installed system | 14 kg/m² (FS10-S) / 15 kg/m² (FS18-S) plus defined target area/No. |
| Working load/roof | 1.5 kN/m² (FS10-S) / 1.5 kN/m² (FS18-S) plus defined target area/No. |
| Material | Aluminum, stainless steel, hot-dipped galvanized steel, hot-dipped galvanized steel, hot-dipped galvanized steel, hot-dipped galvanized steel, hot-dipped galvanized steel |
| Minimum edge distance | 60mm |
| Drilling depth | 10 to 12mm |
| PV Modules | |
| Type | Module for standard (10) and special (18) panel sizes, approved for panel sizes depending on the obtained |
| Module width | 1096 mm (FS10-S) / 1754 mm (FS18-S) |
| Module height | 1650 mm (FS10-S) / 1650 mm (FS18-S) |
| Qualification | |
| Level class | Installation in normal climate zone by manufacturer's consent only |
| Service | |
| Support and hold size | Provided by Renusol |

| System | Ground cell # | Min. cross-spacing system (mm) | Shading angle |
|--------|---------------|--------------------------------|---------------|
| FS10-S | 1000mm | 1.50m | 13.0° |
| FS18-S | 1000mm | 1.75m | 13.0° |
| FS10-S | 1000mm | 1.50m | 15.0° |
| FS18-S | 1000mm | 1.75m | 15.0° |



PROPOSED ARRAY ON BUILDING PLAN

Site Photos



Photo from google street view looking south west towards the North east elevation of The Artrix Centre from Slideslow Drive (main car park)

Page 30



Photo from google street view looking north towards the School Drive access to the Artrix Centre

Agenda Item 6

Agenda Item 7

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------|--|-------------|--------------|
| Mr J. Singh | Proposed new dwelling in rear garden of 111 Stourbridge Road 111 Stourbridge Road, Bromsgrove, Worcestershire, B61 0AN, | 03.12.2021 | 21/01372/FUL |

This application has been called in to planning committee by the Ward member Councillor Douglas.

RECOMMENDATION: That planning permission be Refused.

Consultations

North Worcestershire Water Management Consulted 14.10.2021

Having looked at this consultation I have the following comments.

The site falls within flood zone 1 (low risk of fluvial flooding) and is not shown to be susceptible to surface water flooding, although the adjacent highway is. We hold no reports of flooding at this site or in the immediate vicinity.

I note the application form states storm water will be disposed via soakaway; this method is always preferred however the soil conditions vary in this area therefore ground investigations will be required as part of a detailed drainage design. There is no storm water sewer present, and connection of storm water to the foul sewer must be a very last resort, and only when agreed with STW Ltd.

The surface water drainage arrangements will be part of a future Building Control application, however, the Building Regulations have not kept up with national practice regarding design return periods. The Building Regulations still refer to a 1 in 10 year return period whereas it is national practice to ask for surface water drainage schemes to be designed to be able to deal with the 1 in 100 year design rainfall event on the site plus an allowance for climate change. This is for instance reflected in the BRE 365 soakaway design guide, which was revised 2016. The NPPF states that the Local Planning Authority should only consider development that does not increase flood risk off the site.

On this basis, I would be grateful if the following condition could be included on your decision notice:

"Surface water from the development shall discharge to soakaway drainage designed to cope with a 1 in 100 year event plus 40% allowance for climate change. If it emerges that infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. There shall be no increase in runoff from the site compared to the pre-development situation up to the 1 in 100 year event plus 40% allowance for climate change. The drainage shall be implemented prior to the first use of the development and thereafter maintained."

Arboricultural Officer Consulted 14.10.2021

The site has recently been largely cleared and the ground level adjusted which has created a slight incursion and alteration of the level within a section the BS5837:2012 recommended Root Protection Area (RPA) of a Cherry tree growing within the grounds of 113 Stourbridge Road. The canopy of this tree overhangs the development site and I envisage it will conflict with the proposed building bring pressure to prune the tree. Therefore, I request that consideration is given to adjusting the footprint of the proposed building as shown on drawing number 21-41-31A further to the South to avoid creating any conflict with this tree.

There is a small stature Cherry tree that has been retained with the site, however the ground levels have been significantly lowered around the full circumference of the tree and well within the RPA of the tree thereby causing extensive root damage to the tree. The tree is already showing signs of poor vigour and therefore the root damaged caused is highly likely to stress the tree further and increase its level of decline. It is shown for retention within the scheme however I envisage that due to its current condition and the level of root disturbance it has suffered it is unlikely to survive in the longer term. Therefore, I request consideration is given to providing a suitable level of additional new tree planting within the scheme to mitigate the longer term potential loss of this tree.

Conclusion:

I have no objection to the proposed scheme in terms of any tree related matters but request that consideration is given to adjusting the footprint of the proposed building as shown on drawing number 21-41-31A further to the South to avoid creating any conflict with the Cherry tree within the grounds of 113 Stourbridge Road and including new tree planting within the landscaping scheme to mitigate against the potential longer term loss of the Cherry tree within the site.

Highways - Bromsgrove Consulted 14.10.2021 and 22.12.2021

I have no highway objections to the proposed new dwelling in rear garden of 111 Stourbridge Road.

Site observations:

The existing site is located in a residential and sustainable location off a classified road, the proposed access is located off Santridge Lane. The existing site benefits from an existing vehicular access. Santridge Lane does not benefit from footpaths or street lighting and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops.

The applicant provided speed survey data as evidence and has provided vehicular and pedestrian visibility splays on plan accordingly - acceptable.

The applicant has also provided 2 car parking spaces an EVCP and cycle parking in accordance with policy.

Vehicular tracking has also been provided to ensure vehicles can enter and leave the site if cars are parked in the parking bays opposite the proposed vehicular entrance.

Applicant has failed to provide construction management plan; this is to ensure no building materials are located on the highway - in the interests of pedestrian and highway safety - conditioned below.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

This is subject to conditions.

Ward Councillor – Councillor Douglas

Further to our conversation, I request that the application is placed before planning committee. Because this proposed plan would provide one new house albeit using town centre garden space. There is no rhythm to the street scene that needs maintaining, nor would it cast a shadow or invade privacy of the garden of 119a as it is to the North of that garden. Unless Highways advise otherwise, the traffic congestion is largely at the beginning and end of the local school day.

Public Consultations

Site notice posted 15.10.2021

18 Neighbour Notification letters sent 14.10.2021

5 Letters of objection have been received. These have raised the following matters:

- Highway safety
- Insufficient parking in Santridge Lane
- Onsite parking provision
- Cramped and contrived form of development that would be at odds with the existing pattern of development along this portion of Stourbridge Road.
- Set precedent for further such applications.
- Scale and design of proposed dwelling would be out of keeping with its surroundings.
- Inadequate provision of outdoor accommodation
- Loss of light, privacy and Increased car fumes in garden
- Loss of privacy, noise disturbance, increased light pollution, overshadowing and overbearing impact
- Impact of site clearance on ecology/ biodiversity
- Lack of proposed landscaping
- Impact of development on tree

Other non-material planning considerations were raised, but these can not be taken into consideration in the assessment of this application.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP7 Housing Mix and Density
BDP16 Sustainable Transport
BDP19 High Quality Design

Others

National Design Guide
NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

None

Assessment of Proposal

The site is situated in part of the rear garden of No. 111 Stourbridge Road, which is sited between the Stourbridge Road and Santridge lane, with the existing front and access into the existing dwelling being from Stourbridge Road. The property is situated in the residential area of Bromsgrove which is considered to be a sustainable location.

The proposal is for the erection of a two-bedroom dwellinghouse within the rear garden of 111 Stourbridge Road, with a new vehicular access from Santridge Lane. The dwellinghouse is shown to be two storey with a height of approximately 6.4 metres with the first-floor accommodation being situated in the roof space.

Some works have already taken place on the site including site clearance, ground works and engineering operations. This work has included the removal of vegetation, changing levels across the site by reducing the height of the land in order to level the site and the installation of new retaining boundary structures.

Principle of development

Policy BDP19 sets out that Development of garden land will be resisted unless it fully integrates into the residential area and is in keeping with the character and quality of the local environment.

Character and appearance

The area consists of a mix of dwelling types including detached, semi-detached, terraced and bungalows. However, the prevailing pattern of development along this section of Stourbridge Road is that of a single linear form, with dwellings mainly facing on to Stourbridge Road with the rear elevations and rear gardens backing onto Santridge Lane. The majority of these dwelling do have vehicular accesses off Santridge Lane into their rear gardens and some also have single storey garage structures in the rear gardens, the majority of which are set.

There are a few dwellings situated to the northern end of Santridge Lane; in between Santridge Lane and Stourbridge Road, which are orientated towards Santridge Lane.

However, it is noted that these properties still form part of the single linear pattern of development in the area and are not formed from tandem development.

The construction of a new dwellinghouse in the rear garden of 111 Stourbridge Road would result in a tandem development which would be at odds with the prevailing pattern of the development in this area and would result in an incongruous and uncharacteristic form of development. This would be at odds with Policy BDP19 which sets out that Development of garden land will be resisted unless it fully integrates into the residential area and is in keeping with the character and quality of the local environment.

The site is located along a point of Santridge lane where the dwellings are set back from the road and beyond an area of open space, which results in an increased sense spaciousness. In contrast the new dwelling would be minimally set back from Santridge lane, intruding into the existing spacious setting of the street scene at this point. This would be significantly harmful to the character and appearance of the area contrary to policy BDP19 and the NPPF.

Amenity space

Bromsgrove District Council High Quality Design SPD sets out that private amenity space will be required to be of a usable size with a minimum of 70 sqm for dwellings. Amenity space in the canopy of trees or on steep gradient will not be included within the 70 sqm requirement. It also sets out that rear private amenity space will usually be expected to be a minimum of 10.5 metres in length. Private amenity space will also be expected to be suitably sited and in scale with the plot and surrounding buildings and reflect local density.

The rear garden of the proposed dwelling house is shown to have a length of 5 metres, with an overall area of over 66sqm; with approximately 15 sqm of that space being under the canopy of trees. The total area of garden space that would count as private amenity space would therefore be 51sqm. The existing dwellinghouse would have a larger garden area with a length of between 10.5 and 8 metres and an overall area of approximately 135sqm.

Whilst it is noted that the plots and garden sizes of the houses located between Stourbridge Road and Santridge Lane do vary, the plots and rear gardens of the adjoining houses to the site would exceed the requirements of the Bromsgrove Design SPD with gardens lengths of approximately 20 and 18 metres.

Overall although the existing dwelling (No. 111) would have a rear garden area that would meet the requirements of the Bromsgrove Design SPD, the proposed dwelling would not. As a two storey two bedroom dwelling the proposed outdoor space would fall below what is required both in overall area and length. Due to this, it is considered that the proposal would result in an unacceptable cramped form of development that would lead to an inadequate provision of amenity space for the proposed dwelling which would be at odds with the overall character and density of the area.

Amenity

Objections have been received from neighbouring occupiers in relation to the impact the proposal would have on their existing amenities.

The rear of the proposed dwelling is not shown to have any windows at first floor that would serve a habitable room. The only first floor windows would be a large window which is shown to serve the stairway which spans both floors of the proposed dwelling; and a roof light which serves a bathroom and is shown to be obscure glazed. A first-floor window is also proposed to be sited on the northern side elevation of the dwelling that would look towards the rear garden of No. 113. However, it is noted that this window is shown to be obscure glazed as it is serving a bathroom.

At ground floor the plans show one rear facing window that would serve a habitable room. Although this window would be directly opposite and within 21 metres of the rear wall of No.111 it is noted that the only first floor window on the rear of No. 111 serves a bathroom and is therefore not a habitable room.

The distance from this ground floor window on the proposed dwelling to the nearest first floor window on No. 109a would be approximately 14 metres and on No. 113 would be approximately 19 metres. It is however noted that these windows and properties are not directly opposite, they are offset from one another. The High-Quality Design SPD sets out that a minimum separation distance of 21metres would be required between opposing faces.

Overall, due to the design of the proposed dwelling, it is not considered that the proposal would have an adverse impact on the existing amenities of the adjoining dwellings with regards to overlooking or loss of privacy.

The proposed dwelling would be situated approximately 0.45 metres from the boundary with No. 113 and just over 5 metres from the boundary of No. 109a. With an overall height of approximately 6.4 metres and an eaves height of approximately 3.4 metres, it is considered that the proposed dwellinghouse would be highly prominent from within the neighbouring gardens.

It is however noted that due to the land level changes that have taken place within the site, the proposed dwelling would be set down from the garden of No. 113 by over 1 metre. Due to these level changes a retaining structure has been erected along the boundary with No. 113 and a fence has been erected on top. Due to this some of the bulk of the proposed dwelling would be below the retaining structure and fence so would not be visible from No. 113. Given this and the separation distances between the dwellings, it is not considered that the proposed dwelling would have an adverse overbearing impact on the occupiers of No. 113.

Due to the orientation of the site, it is likely that the proposed dwelling would result in some overshadowing of the garden of No. 113. However, due to the length of the garden, it is not considered that the proposed dwelling would cause overshadowing of the dwellinghouse.

Although the proposed dwelling would be visible from the rear of No.109a, due to the orientation and the separation distance between the proposed dwelling and No. 109a it is not considered that the proposed dwelling would have an adverse overshadowing or overbearing impact on the occupiers of No. 109a.

The driveway for the proposed dwellinghouse would be positioned along part of the rear garden boundary of 109a. Concerns have been raised regarding this in relation to potential noise nuisance and increased pollution. However, given the proximity of Santridge lane to the rear gardens; and, that some of the properties in this section of the road do have driveways within their rear gardens, it is not considered that the proposed driveway and parking area in this case would have an adverse impact on the amenity of the occupiers of the neighbouring occupiers.

Overall, due to the design and siting of the proposal it is not considered that it would have an adverse impact on the existing amenities of the neighbouring occupiers.

Highways

Objections have been received from neighbouring occupiers regarding the existing traffic and highways safety issues in the area of the site and the impact the proposed dwelling would have on these matters.

The Worcestershire County Highway Officer did initially raise objection to the scheme due to the submission of insufficient information. However, following the submission of further information including a speed survey and vehicular tracking information Worcestershire County Highways have raised no objections to the proposed development subject to certain conditions. These conditions relate to visibility splays, parking and provision of an electrical vehicle charging point.

Highways have also sought for a construction environmental management plan to be provided prior to the commencement of the development. The reason for this condition would be to ensure that no building materials are located on the highway in the interests of highway safety. However, given the scale of the application it is not considered to be reasonable to attach such a condition in this case. An informative could however be attached to the permission regarding this.

Trees

The Councils Tree officer has not raised any objection to the proposal in any tree related matters. They did however request that consideration be given to adjusting the footprint of the proposal dwelling further south to avoid creating any conflict with the Cherry tree within the grounds of No. 113 Stourbridge Road. They also request that the landscaping scheme includes new tree planting to mitigate against the potential longer-term loss of the cherry tree from within the site due to the level changes that have taken place across the site.

No amendments have been made to the position of the dwellinghouse following the tree officers comments.

Ecology

Prior to the submission of the application works to clear the site had taken place. This included the removal of vegetation along the boundaries and reducing levels across the site. We have received objections from neighbour occupiers in relation to these works and the potential impact they have had on ecology, biodiversity, and the green character of the area.

It is noted that the works to remove the vegetation across the site would not have required planning permission. It is also noted that it would have been the owners legal obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out any works.

However, to mitigate against the loss of the vegetation across the site and improve the biodiversity in the area, a landscaping scheme could be conditioned should the proposed development be approved.

Housing supply and conclusion

The Council cannot currently demonstrate a 5-year supply of housing. Where this is the case paragraph 11 of the Framework, advises that where the policies most important for determining the application are out-of-date (including where there is no five-year supply of deliverable housing sites), planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or where specific policies in the Framework indicate that development should be restricted. The policies which set out the restrictions are listed at footnote 6 of the NPPF, none of which apply in this case. The NPPF at paragraph 7 defines sustainable development as having three dimensions: economic, social and environmental.

In relation to the economic dimension the development would provide some benefit to the local economy in terms of providing employment for construction trades and increasing demand for building materials, however given the small scale of the development proposed this benefit would be limited.

With reference to the social dimension the proposal would make a limited positive contribution towards the supply of housing in the locality and provide a new dwelling in a location broadly defined as being appropriate for residential development, although this would be with inadequate amenity space.

However, environmentally, the proposal would result in a cramped form of development that would be at odds to the prevailing pattern of development in the area which would, as outlined above, be harmful to the character and distinctiveness of the area.

This would result in significant and demonstrable environmental harm that would not be outweighed by the limited social and economic benefits arising from the provision of 1 dwelling. Due to this it is considered that the proposal is unacceptable.

RECOMMENDATION: That planning permission be Refused.

Reasons for Refusal

1. The construction of a new dwellinghouse in the rear garden of 111 Stourbridge Road would result in a tandem form of development which would be at odds with the prevailing pattern of the development in this area. Due to the size and

siting of the plot the development would also appear as a cramped form of development that would lead to an inadequate provision of private amenity space for the proposed dwelling, would adversely impact on the spaciousness of this stretch of Santridge lane and detract from the character and density of the area. For these reasons the proposal would result in an incongruous and uncharacteristic form of development which would be contrary to policy BDP1, 7,19, Bromsgrove Council High Quality design SPD and the NPPF.

2. The proposal, by reason of its scale and siting, would result in an inadequate provision of external amenity space for the future occupiers of the proposed dwellings, contrary to policy BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Case Officer: Claire Gilbert Tel: 01527 881655
Email: claire.gilbert@bromsgroveandredditch.gov.uk

This page is intentionally left blank

21/01372/FUL

111 Stourbridge Road, Bromsgrove, B61 0AN

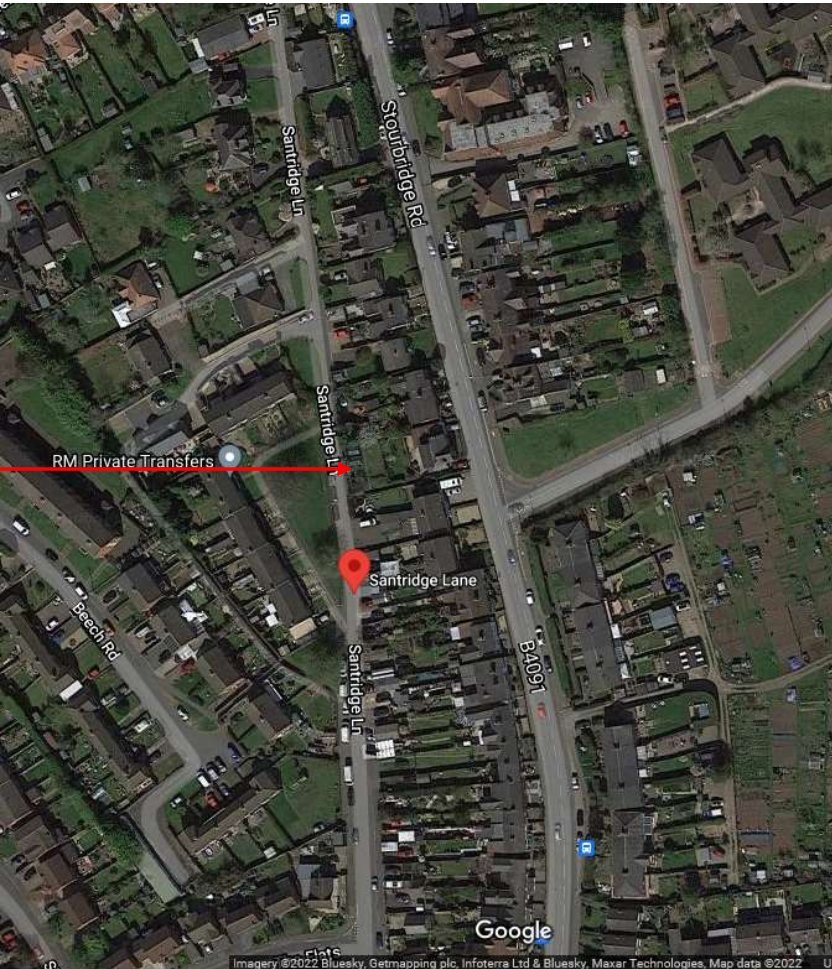
Proposed new dwelling in rear garden of 111
Stourbridge Road

Recommendation: Refusal

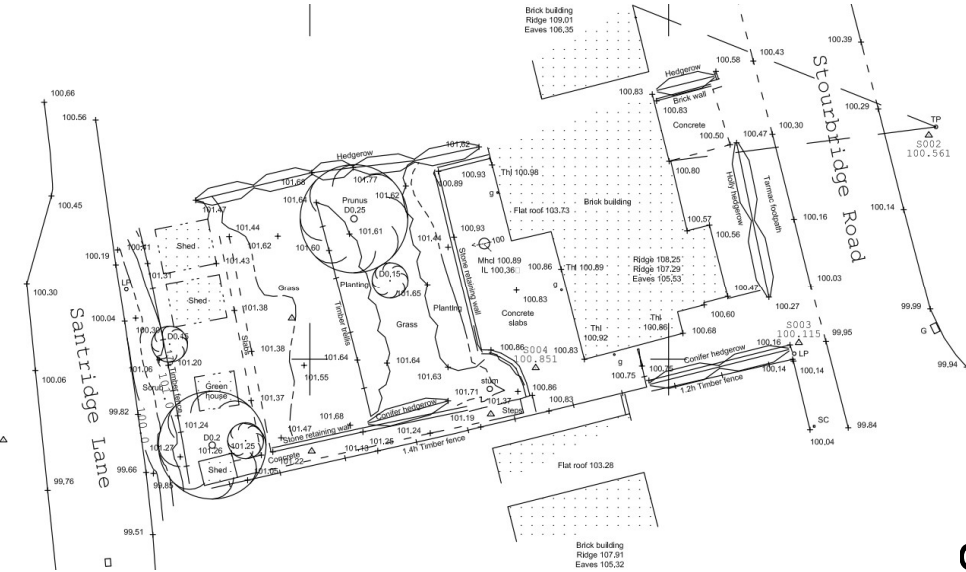
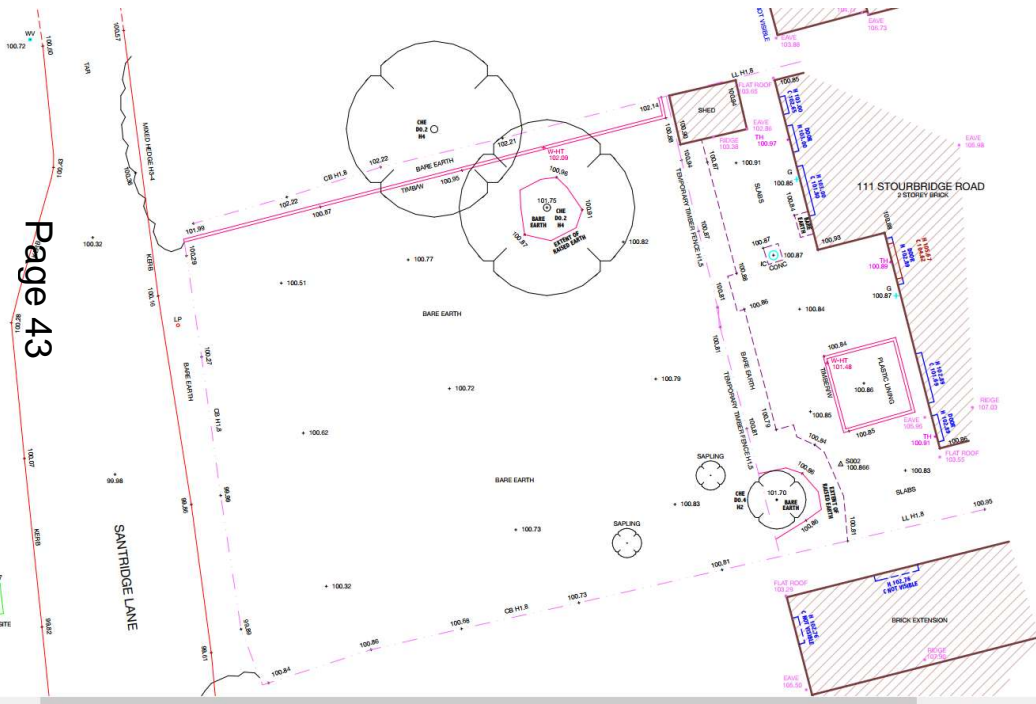
Site Location



Page 42



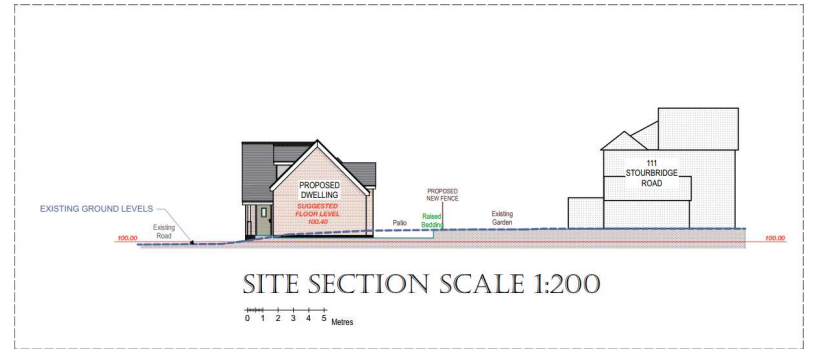
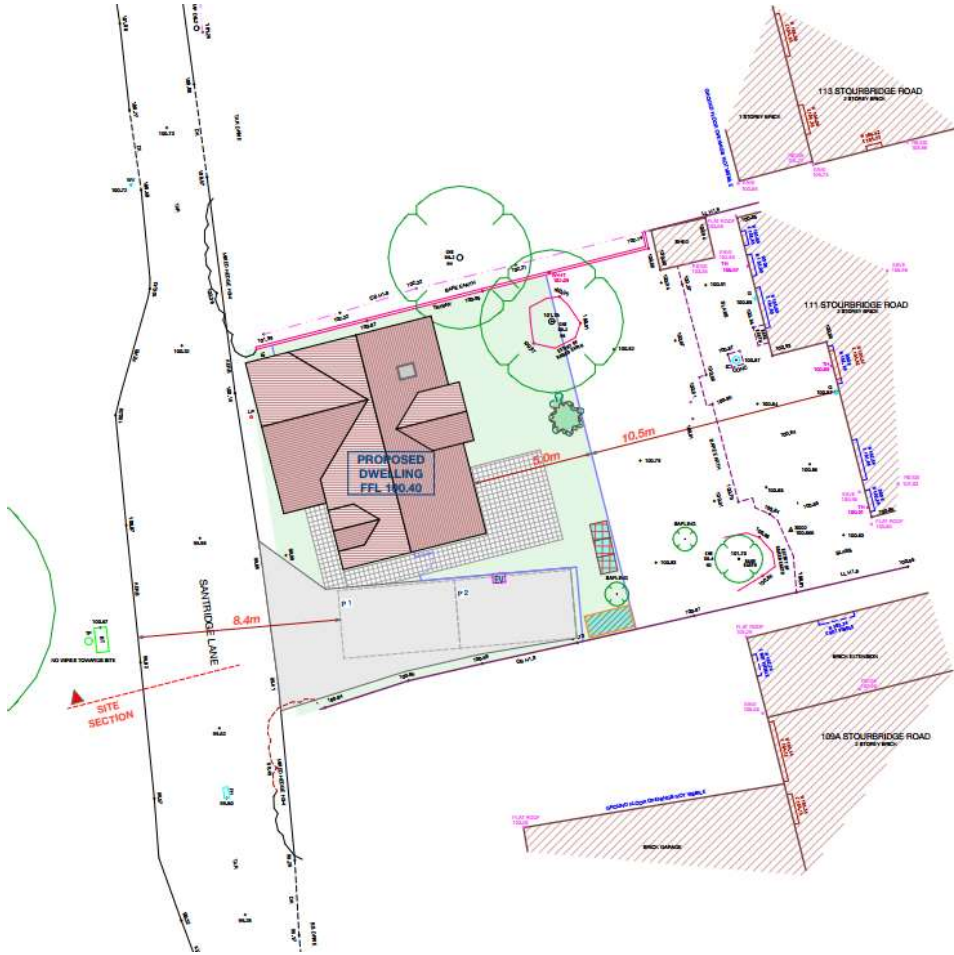
Existing site survey plans



Existing site survey plan showing land levels as they are now after site clearance works

Topographic survey plan showing the levels across the site before site clearance works

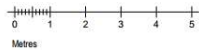
Proposed Site Plan



Proposed Plans and Elevations



FRONT ELEVATION
SCALE 1:100



LEFT ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



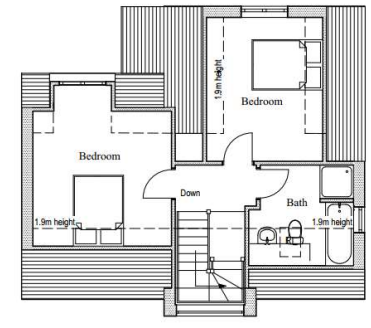
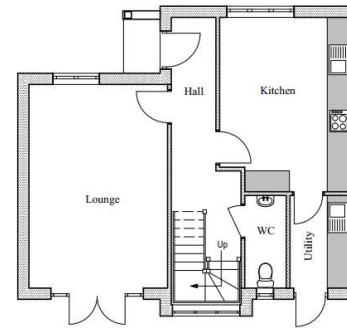
FIRST FLOOR PLAN
SCALE 1:100



REAR ELEVATION
SCALE 1:100



RIGHT ELEVATION
SCALE 1:100



Site photos



Photo looking towards rear of No. 111 and No. 113



Photo looking west towards the rear of the site and Sandridge Lane



Photo looking towards rear of No. 111 and No. 109a



Photo taken from rear of No. 111 looking north along Sanridge Lane



Photo taken from Sanridge Lane looking towards rear of No. 111



Photo taken from Sanridge Lane looking towards rear of No. 111 and No. 109a

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|--------------------|--|-------------|--------------|
| Mr Jamie Leavesley | Detached 2 bed house 1/1A Maund Close, Bromsgrove, Worcestershire, B60 3JU | 25.01.2022 | 21/01700/FUL |

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

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

Consultations

WCC Highways

Objection

The relocated parking spaces are deemed unacceptable due to highways safety. The application fails to accord with the adopted policy and the consequences of this will result in an unacceptable impact on the highway network, which is contrary to paragraph 110, 112 of the NPPF.

North Worcestershire Water Management

No objection subject to conditions relating to:

- Drainage Scheme

Public notifications

Four neighbour letters were sent 07.12.2021 and expired 31.12.2021.

Four re-consultation letters sent 19.01.2022 and expired 29.01.2022.

Two representations received in objection to the proposal, raising the following issues, which are summarised as follows:

- Parking is already an issue. This proposal will make the situation worse
- Loss of outlook
- Loss of light including sunlight to garden and to the front of house

Cllr Thompson

I have seen the site for the proposed house. Housing - or lack of - is a nationwide problem and one that particularly affects Bromsgrove. I think, in this space, the developers have made a reasonable proposal that would be a welcome property.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP7 Housing Mix and Density

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP21 Natural Environment

Others

NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance
Bromsgrove High Quality Design SPD

Relevant Planning History

| | | | |
|-------------|---|----------|------------|
| B/2002/0851 | Conversion of existing 3-bed house into 2 no 1-bedroom flats. | Approved | 04.09.2002 |
|-------------|---|----------|------------|

Assessment of Proposal

The application site is located within Charford, which lies within a residential area of Bromsgrove, as defined on the Bromsgrove District Plan Proposals Map. The proposal is for a detached 2 bed house which would be situated in the rear garden of 1/1A Maund Close.

The main issues to consider with this application are the principle of development, design, residential amenity, highways and landscaping.

Principle of Development

The application site is located within the Residential Area and within the garden of 1/1A Maund Close. Policy BDP2 (Settlement Hierarchy) states that delivery of housing will be met by four main facets, to include: development on previously developed land or buildings within existing settlement boundaries which are not Green Belt.

The National Planning Policy Framework 2021 (NPPF, 2021) excludes land in built-up areas such as residential gardens from the definition of previously developed land. The site is therefore not previously developed land.

Policy BDP19(n) (High Quality Design) states that the development of garden land will be resisted unless it fully integrates into the residential area and is in keeping with the character and quality of the environment. In addition to this, Policy BDP7 (Housing Mix and Density) seeks to achieve the best use of land whilst maintaining character and local distinctiveness, and paragraph 124(d) of the NPPF 2021 emphasises the desirability of maintaining an area's prevailing character and setting (including residential gardens). Other key policies in the District Plan include BDP1(e) (Sustainable Development Principles) which states that regard should be had to residential amenity.

The Council cannot currently demonstrate a 5-year housing land supply. Paragraph 11 of the NPPF 2021 states that where policies that are most important for determining the application are out-of-date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Footnote 8 clarifies that this includes applications involving the provision of housing in situations where the local authority cannot demonstrate a five-year supply of housing. In this case, relevant policies BDP2 (Settlement Hierarchy), BDP7 (Housing Mix and Density) and

BDP19 (High Quality Design) are in accordance with the policies contained within the NPPF, and thus these policies are afforded substantial weight.

Although there is a general presumption in favour of residential development in the Residential Area, this proposal is for garden land which is not previously developed land and policies require further assessment in respect of character, setting and residential amenity. It is necessary therefore, to assess the proposal against the relevant District Plan policies described above, as well those within the NPPF 2021, and the guidance contained within Bromsgrove's High Quality Design SPD.

Character, Density, Form and Layout

The area is characterised by traditional two storey dwellings which are predominantly semi-detached properties and some which are terraced. The majority of properties in the area have lengthy rear gardens. There is a consistent building line set back from the road providing space for properties to have front gardens and off-road parking. Corner plots generally contain a pair of semi-detached dwellings with spacious verdant open areas to the front and side.

The application seeks to utilise an area of garden land to the rear of 1/1A Maund Close to create a single detached two-bedroom dwelling fronting onto Maund Close. The proposed dwelling footprint would be 6.5m wide by 6m deep. The proposed dwelling would extend approximately 5.5m forward of No.3 Maund Close and would visibly reduce the spaciousness and visual openness currently experienced around the corner plot of No. 1/1A Maund Close. The proposed dwelling would be 0.5m from the northern boundary with No.3 with a total distance of approximately 3.8m to the flank wall of No.3. The proposed dwelling would be approximately 4.3m from the boundary with 1/1A with a total separation of 6.3m from the rear elevation of 1/1A Maund Close. The rear garden distance would be approximately 3.6m providing a total garden area of approximately 66m². The remaining garden area for 1/1A Maund Close would be approximately 2m wide and approximately 9m long, although it is not known how/if this is subdivided for each flat.

The single detached dwelling is considered to be at odds with the consistent pattern of terraced and semi-detached dwellings in the vicinity by reason of its form and siting. The space available for a new dwelling in the rear garden of 1/1A is limited in area. Consequently, the proposal would appear as cramped and contrived and an overdevelopment. Therefore, the proposed development would not integrate into the area and it is considered that the loss of garden land should be resisted. The proposal would fail to provide a local enhancement and would instead materially harm the character and appearance of the area. For these reasons the proposal would be contrary to policies BDP7 (Housing Mix and Density) and BDP19 (High Quality Design) of the District Plan and Bromsgrove's High Quality Design SPD.

Residential Amenity

Other key policies in the District Plan include BDP1(e) (Sustainable Development Principles) which states that regard should be had to residential amenity. Bromsgrove's High Quality Design SPD provides standards for separation distances between dwellings in order to protect residential amenity. Figure 5 of the SPD sets out that a separation of 12.5m should be maintained between a "window wall" and a "flank wall". A total separation distance of 6.3m is proposed from the flank wall of the proposed dwelling to the window wall of 1/1A Maund Close. Due to this close proximity, the proposed dwelling

is likely to be overbearing on the existing dwelling at 1/1A Maund Close. Furthermore, this close proximity will result in overlooking into the private amenity of the proposed garden area from 1/1A Maund Close.

The SPD provides standards for private amenity at 4.2.29 of the document. 70sqm is required as a minimum area and 10.5m is a minimum garden length. The proposed development does not meet either requirement although only marginally falls under the total area requirement at approximately 66m². The garden area for 1/1A is significantly diminished at approximately 2m wide and approximately 18m² in area.

One objection from No.3 Maund Close was received raising concerns with respect to loss of light, outlook and parking availability. Members will also note the views of Councillor Thompson. The proposed dwelling would extend approximately 5.5m forward of No.3 Maund Close and would visibly reduce the spaciousness and visual openness currently experienced around the corner plot of No. 1/1A Maund Close. The proposed dwelling would be 0.5m from the northern boundary with No.3 with a total distance of approximately 3.8m to the flank wall of No.3. The proposed development does comply with the 45degree line guidance as set out in the Bromsgrove High Quality Design SPD. There would be some loss of outlook from No.3 Maund Close as a result of the proposed development. No Daylight/Sunlight Assessment has been completed but owing to the sun path it is considered that there will be some loss of light to No.3 Maud Close from the proposed development. That said, the loss of light which would occur is not considered to be material in this case.

The proposed development would fail to meet residential design standards for private amenity for both proposed and existing residents and would result in overlooking, loss of outlook, and overbearance to the detriment of both existing and future residents and would be contrary to policies BDP1(e) (Sustainable Development Principles) and the Bromsgrove High Quality Design SPD.

Highways

BDP16 (Sustainable Transport) requires developments to comply with Worcestershire County Council's Transport Policies, design guide and car parking standards, incorporate safe and convenient access and be well related to the wider transport network.

The Highway Authority do not have an objection to the principle of development but do however object to the relocated parking spaces due to the increase of potential for road user conflicts. The proposed re-located car parking spaces are approximately 10m from the junction which is unacceptable in the interests of pedestrian and vehicular safety. There is also insufficient clear space for the car parking spaces closest to Bishops Hall Crescent, which is unacceptable.

The application is thus contrary to Policy BDP16 (Sustainable Transport) the NPPF paragraphs 110 and 112 and the Streetscape Design Guide.

In addition to the above, the proposed relocated parking area would result in some loss of an open front garden area which would affect the character and local distinctiveness of the area and contrary to policy BDP7 (Housing Mix and Density).

Conclusion

The proposed development by reason of its location, siting, form and design would result in an overdevelopment that would materially affect the local character and quality of the environment as well as residential amenity of both future and existing residents.

Furthermore, the proposed relocated parking area would give rise to highways safety concerns.

The proposed development does not accord with the Development Plan and there are no material considerations to indicate that permission should be granted.

RECOMMENDATION: That planning permission be **Refused**

- 1 By reason of its location within garden land and its form, siting, and design, the proposed detached dwelling would be at odds with the uniform pattern of development and the open, spacious character of this residential area. The proposed development would therefore be contrary to Policy BDP2 and BDP19 of the Bromsgrove District Plan, the Bromsgrove High Quality Design SPD and the NPPF.
- 2 By reason of its siting and scale the proposed development would appear overbearing and would have a detrimental impact on outlook from the habitable windows of adjacent dwellings, causing substantial harm to the amenity levels experienced by the occupiers of these dwellings, contrary to Policy BDP1 of the Bromsgrove District Plan, the Bromsgrove High Quality Design SPD and the NPPF.
- 3 By reason of the proposed parking strategy there is an increased potential for road user conflicts causing detriment to highway safety contrary to Policy BDP16 of the Bromsgrove District Plan, the Worcestershire County Council Highways Streetscape Design Guide and the NPPF.

Case Officer: Rosie Paget Tel: 01527 881184
Email: rosie.paget@bromsgroveandredditch.gov.uk

This page is intentionally left blank

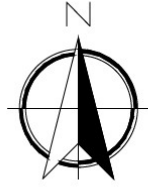
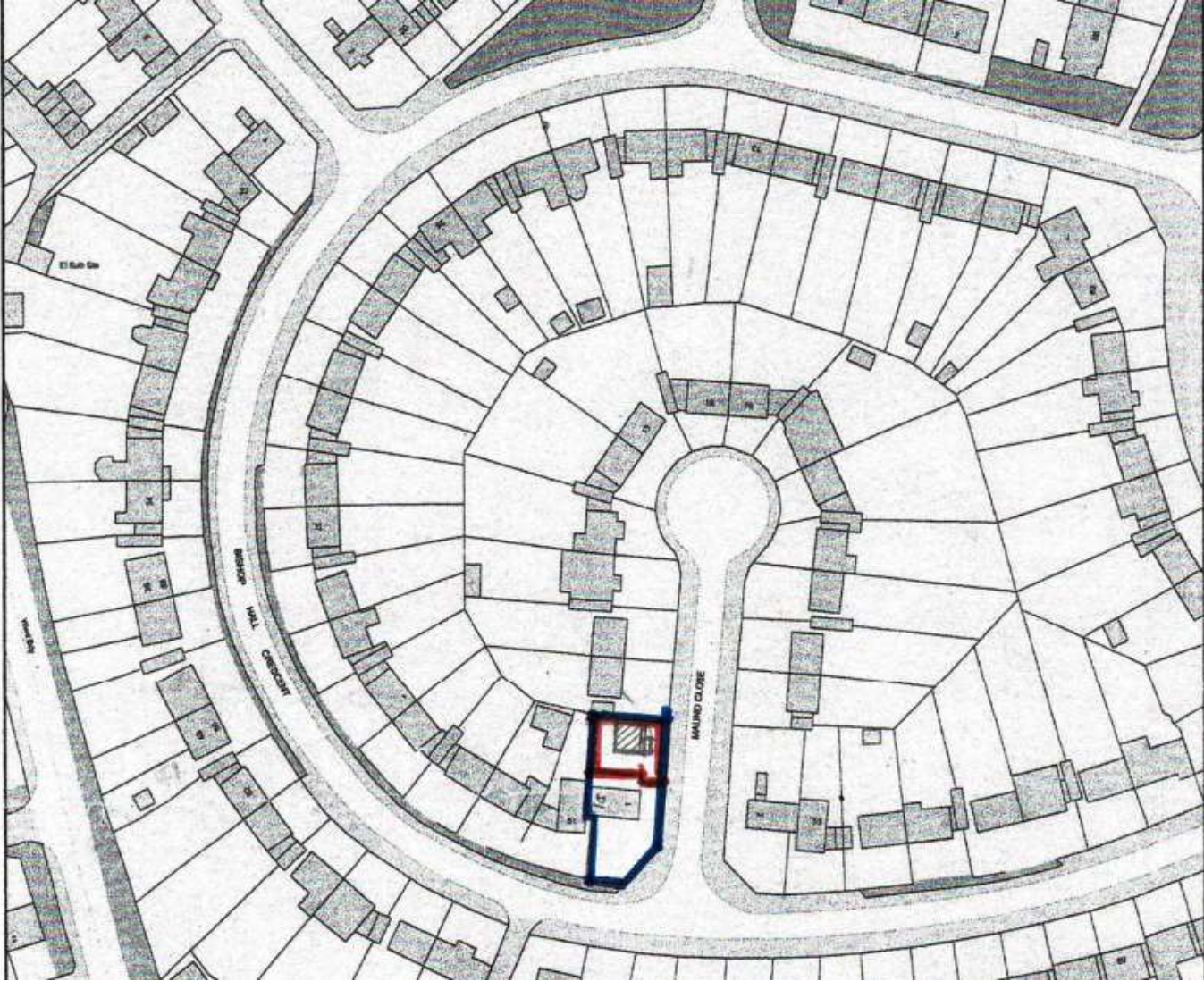
21/01700/FUL

Detached 2 bed house at 1/1A Maund Close.

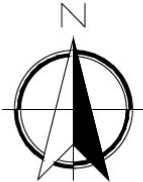
1/1A Maund Close, Bromsgrove, Worcestershire, B60
3JU

Recommendation:
Planning Permission is REFUSED

Site Location

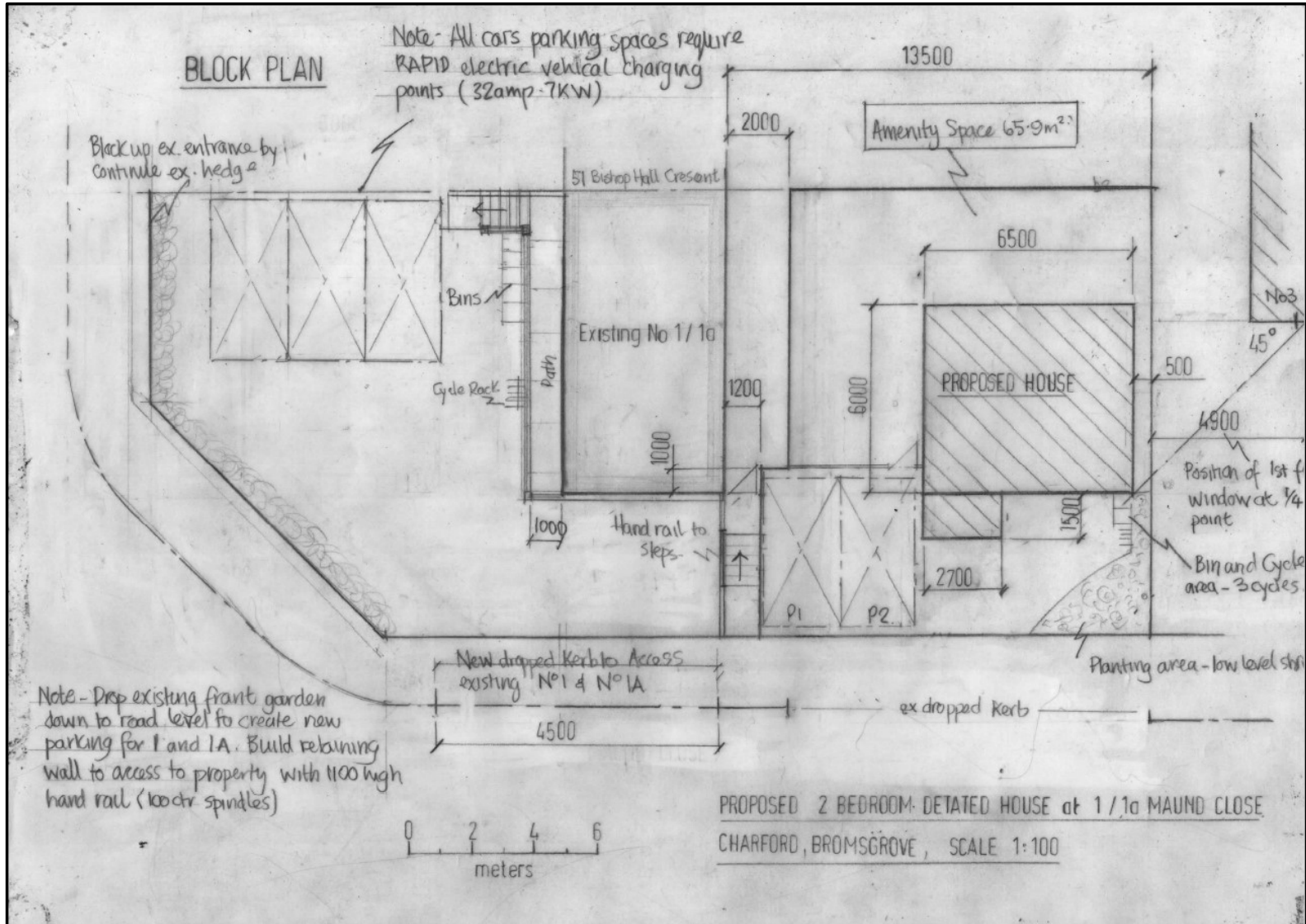


Aerial View



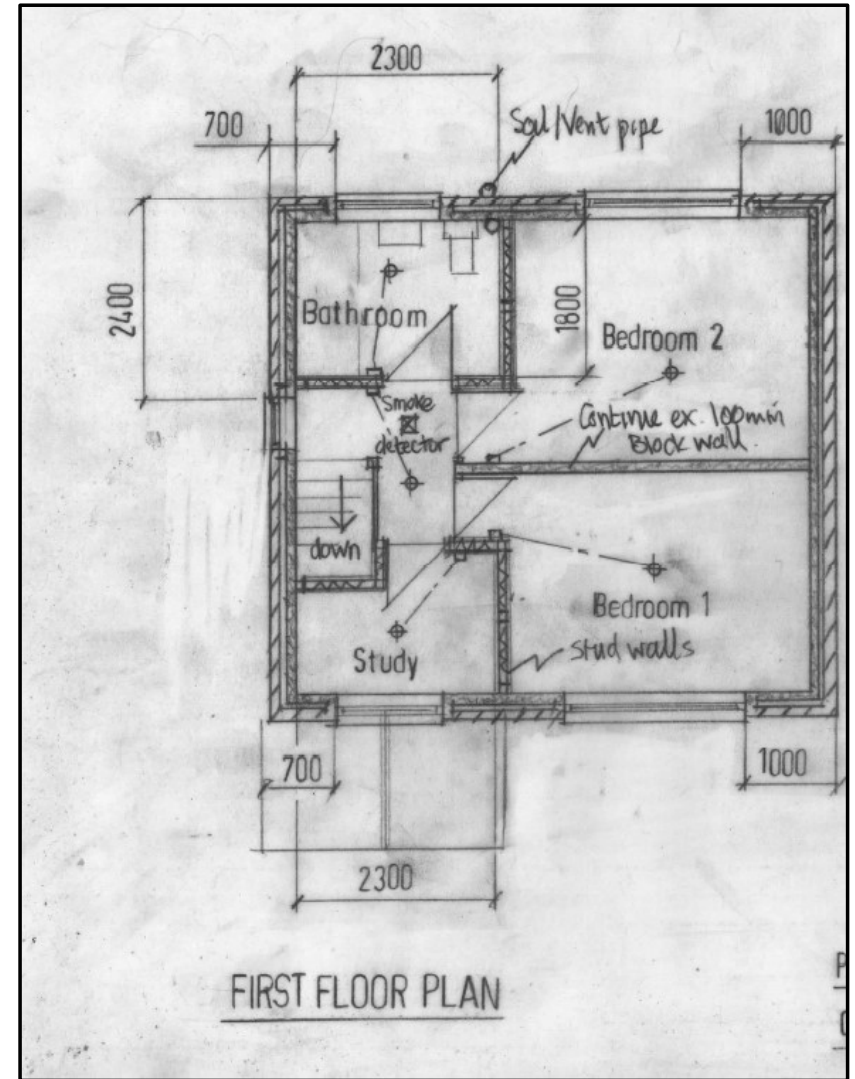
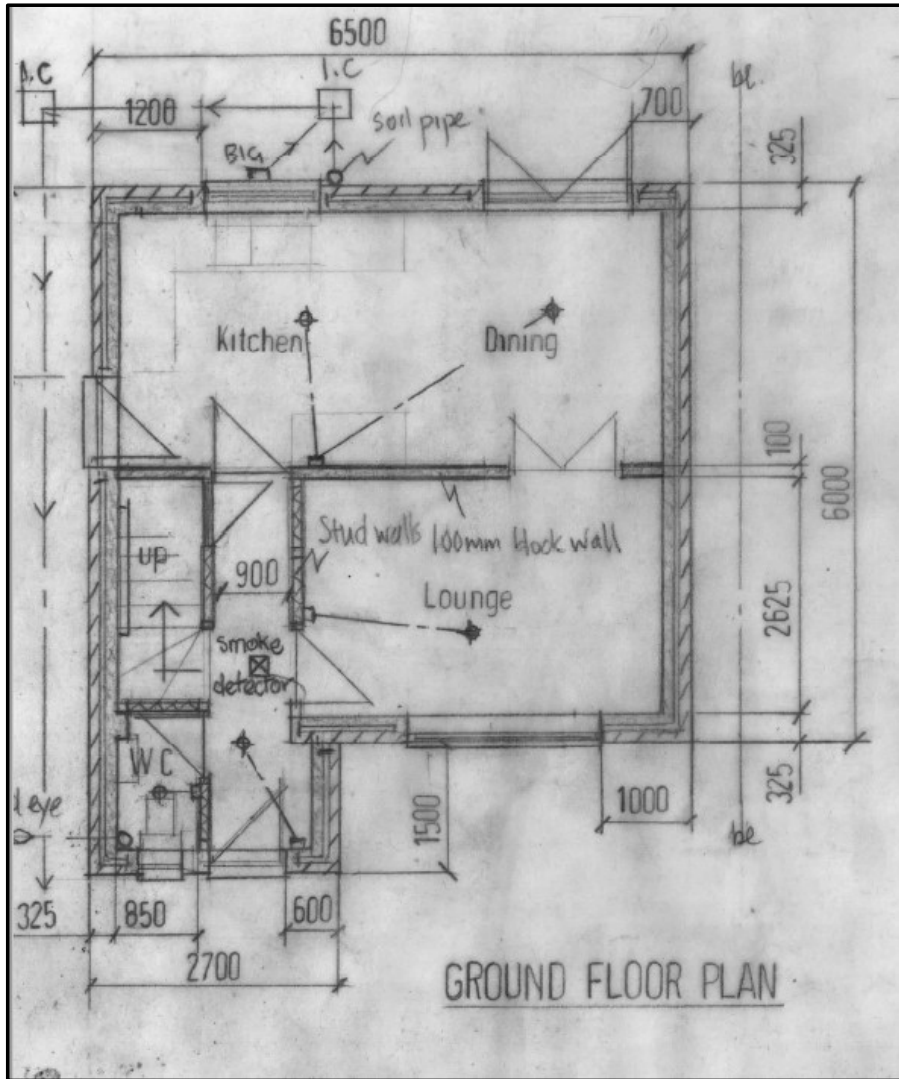
Site Location

Block Plan



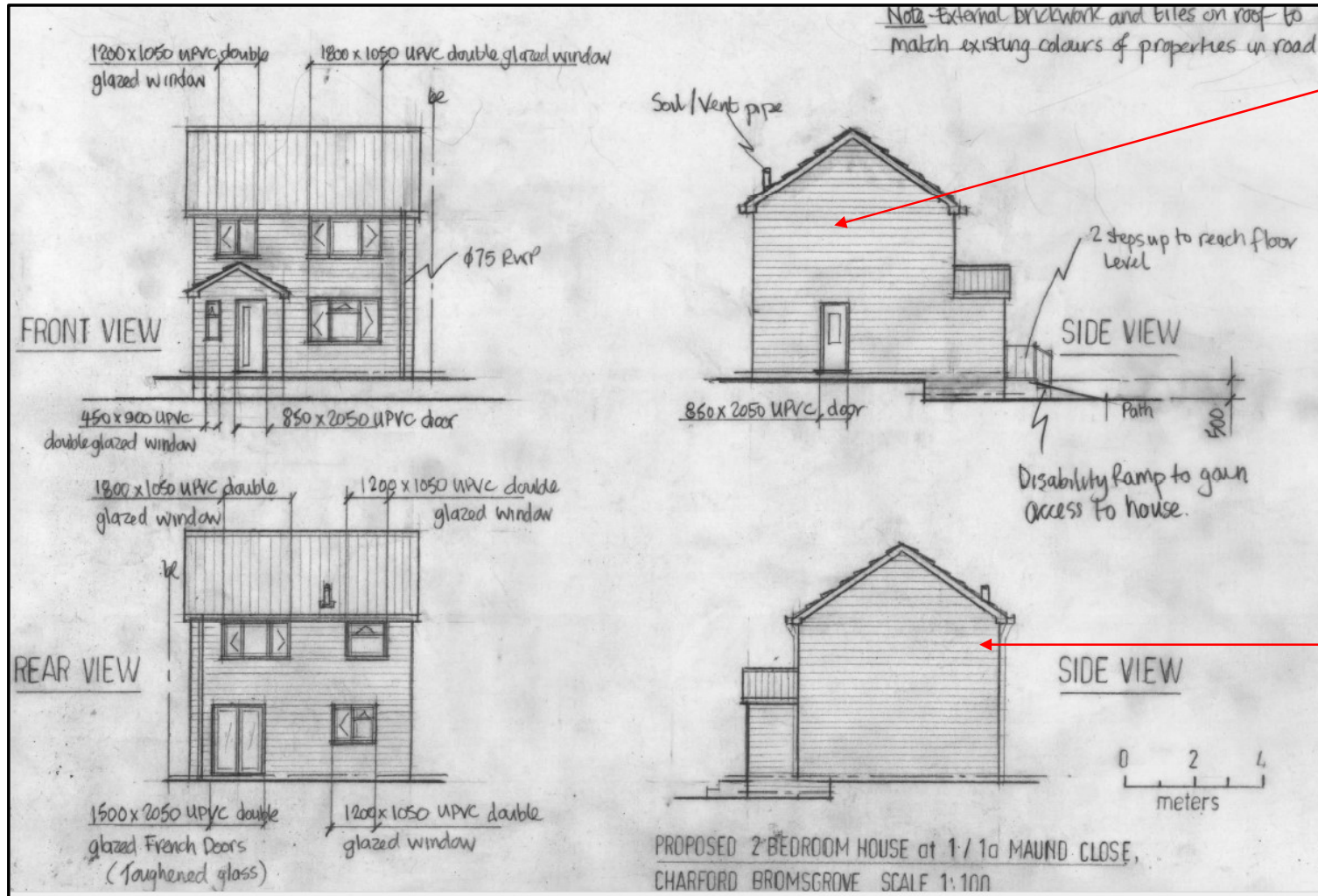
Proposed Floor Plans

Page 57



Agenda Item 8

Proposed Elevations Plans



Elevation adjacent to rear of 1/1A. Stair landing window not shown on this plan.

Elevation adjacent to No.3 Maund Close

Agenda Item 8

Site Photos

View of the site from Maund Close (below)



View of
1/1A
Maund
Close
(right)



View of the
site
adjacent to
No.3
Maund
Close (right)



This page is intentionally left blank

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------|--|-------------|--------------|
| Corbally Group | Hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works. Bordesley Hall, The Holloway, Alvechurch, Birmingham, Worcestershire B48 7QA | | 21/00684/HYB |

RECOMMENDATION:

(a) **MINDED** to **GRANT** hybrid planning permission

(b) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:

- (i) £30,258.89 towards NHS Worcestershire Acute Hospitals Trust
- (ii) £18,607 towards Herefordshire & Worcestershire CCG provision
- (iii) £190,182 towards Middle School phase education
- (iv) £99,872 towards secondary phase education
- (v) £52.24 per dwelling towards the provision of wheelie bins for the development
- (vi) A S106 Monitoring fee

And:

- (vii) The provision of the on-site play space and open space provision, with associated trigger points for adoption

(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

Alvechurch Parish Council

No Objection - (Subject to this NOT being a gated community and links to public access to be maintained)

The Parish Council would like to see the housing 'mix' changed; to include more affordable, 2 / 3 bedroom properties.

The properties should also be of a 'good' design quality, in keeping with the surroundings and mindful of our NDP. A comprehensive landscaping scheme, which 'screens' the site, should be enforced.

If the LPA are minded to approve this application, the Parish Council strongly believe that S106 monies should be apportioned to support facilities within the Parish
The ecology report should also be strictly adhered to.

Worcestershire Archive and Archaeological Service

No objections subject to conditions

Conservation Officer

In light of the planning history on the site there is no objection to the principle of some development on the site. The removal of the poor quality twentieth century additions is welcomed. It would be preferred if more thought could be given to the siting of the proposed houses particularly in terms of the area to the southeast of the Hall.

No objection subject to conditions

North Worcestershire Water Management

No objection subject to conditions

WRS - Contaminated Land

No objection subject to Tiered Investigation condition

WRS - Noise

No objection

WRS - Air Quality

No objection subject to conditions

Highways - Bromsgrove

Object on sustainability grounds.

I find the proposed development to be remote from a settlement and in order to access even day to day services and facilities the intended future occupiers would have a high reliance on a private motor vehicle. For those that did not have access to such a vehicle, the nearest services and facilities would not be accessible.

Therefore, it is difficult to see how a sustainable transport option could be developed in order to meet the aims of the Bromsgrove District Plan and LTP4 and make this planning application acceptable.

Leisure

No Objection

Arboricultural Officer

No objection subject to conditions

Bromsgrove Strategic Planning and Conservation

This application represents development that largely complies with National and Local Plan policy and comprises redevelopment of already developed land (offering reuse of existing infrastructure and utilities). It is at odds with the Alvechurch Neighbourhood Plan (Policy BSS7) unless analysis of the Financial Viability Assessment indicates otherwise. Furthermore, this needs to be balanced in terms of whether this constitutes development in an unsustainable location.

North Worcestershire Economic Development And Regeneration

NWedR have no objection.

Waste Management

No objection

Education Department at Worcestershire

The assessment has been prepared in line with the Education Obligations Policy published at the time the original application came forward. The schools considered to be directly related to the proposed development are the catchment area schools of Beoley First School, Alvechurch CE Middle and a shared catchment area for North Bromsgrove High and South Bromsgrove High. There are no other schools within statutory distance along a safe walking route to this development and therefore no further schools can be considered related.

In response to the planning application it is calculated that an education contribution towards Middle and High mainstream school infrastructure would be required.

NHS/Medical Infrastructure Consultations

The view of Herefordshire & Worcestershire CCG is that there is currently insufficient physical capacity within primary care facilities within nearest practice (St Stephen's Partnership) to accommodate the increase in their patient population that will this will result in. Taking into account the factors outlined above it is the view of Herefordshire & Worcestershire CCG that, in order to accommodate the additional population resulting from the development without any detriment to existing services, it will be necessary to provide improvements to capacity, in line with emerging STP estates strategy; by way of new and additional premises or infrastructure, or extension or alterations to existing premises There is currently no NHS capital funding available to be allocated to support the delivery this additional facility, and the CCG seeks a contribution from the developer to meet these costs.

NHS Acute Hospitals Worcestershire

As its evidence demonstrates, the Trust is currently operating at full capacity in the provision of acute and planned healthcare. The contribution is being sought not to support a public body but rather to enable that body (i.e. the Trust) to provide services needed by the occupants of the new homes. The development directly affects the Trust's ability to provide the health services to those who live in the development and the community at large. Without contributions to maintain the delivery of health care services at the required quality standard, and to secure adequate health care for the locality, the proposed development will strain services, putting people at significant risk of receiving substandard care, leading to poorer health outcomes and prolonged health problems.

Cadent Gas Ltd

Applicant to note comments, informative required.

Severn Trent Water Ltd

No objection subject to drainage condition.

Housing Strategy

The Council would ordinarily expect 30-40% affordable housing on this site. Of which 2/3 would be social rent 1/3 Share Ownership or Low Cost Home Ownership, but I do recognise the Vacant Building Credit. There is a demand for affordable housing in the District.

Hereford & Worcester Gardens Trust

We note that the site area does not impinge on the historically important Bordesley Park. We welcome the removal of previous development and the change of use of Bordesley Hall to residential. We do not object to the development of housing as indicated on the Illustrative Layout. We welcome the protection of trees as indicated on the Illustrative Layout and the Arboricultural Report. We recommend that, if permission is granted, a Condition is imposed requiring the suitable repair and preservation of the kitchen garden wall.

Worcestershire CPRE - Peter King

We object to this application, because its scale is excessive.

Bordesley Hall itself is an attractive Georgian mansion. We note that it is not listed, which surprises us as buildings of a kind and period usually are listed. We would ask you to consider immediately including it in your council's non-statutory local list. Having said that the proposals for the mansion may well be appropriate, as providing a means of preserving this significant building. However it is also important that its setting should also be preserved. The photos (planning statement, p.2) clearly show the remains of a landscaped garden. This should be preserved and enhanced, not swept away or crowded by housing. In other words, the view from the main front of the house should not be developed, as this would harm its setting.

Historically, the site is within Bordesley Park, a property of Bordesley Abbey, originally the lost Domesday manor of Osmerley. This was the whole area between the river Arrow, Storridge Lane, and the Dagnell Brook. It passed with the abbey to the Windsor family, subsequently Earls of Plymouth. It was sold in 1659 to the ironmaster Thomas Foley of Great Witley, whose descendants became Lords Foley. The family sold little of their property, so that this is likely to have been part of the property settled by the will of Thomas Lord Foley (d.1777). From what I have seen elsewhere of this estate, I consider it likely that the family sold their Bordesley property either in about 1811 (when his grandson came of age) or in the 1830s.

At some point during their ownership, the park was divided into three farms, Bordesley Hall Farm, Bordesley Park Farm and Lower Park Farm. The mansion was probably built for one of the family as a substantial farmhouse for the first of these. Farm buildings were no doubt added to facilitate the cultivation of large farm. In the 1950s, the mansion, farm buildings, and its immediate grounds were (as the applicant states) converted into a research establishment. Over the years, a variety of buildings seem to have been added

to facilitate the research use, but these are unattractive buildings that are out of keeping with the setting of the original mansion, which is a fine building, which ought to be preserved and have its setting enhanced.

The applicant asserts that the present commercial use of offices etc. is no longer viable. We are not in a position to judge whether that is the case. Both BDP and Parish Plan policies emphasise preserving employment uses. Your council therefore needs rigorously to verify whether the applicant has successfully passed this hurdle. The rest of what follows assumes that is the case.

The starting point for considering this application is that the site (or rather some of it) is brownfield land in the Green Belt. It is certainly appropriate for such of the land as is previously developed to be redeveloped, but the application documents do not provide any assessment of how much of the site is in fact previously developed. The applicant seems to assume that because the site is in commercial ownership it is necessarily all previously developed. The proposals seem only to omit land where Tree Preservation Orders constitute a constraint, rather than all undeveloped land.

Current planning policy is that domestic gardens are not previously developed land, though this frequently does not prevent them being developed. The same considerations should apply to the grounds of a mansion used for research purposes or as offices. We would suggest that only the footprint of the various buildings is brownfield, together with roads, but not car parking areas away from buildings which can relatively easily be restored to garden land.

The sweeping away of a lot of unattractive 20th century buildings and the substitution of new houses is not unobjectionable, but this should be limited to the footprint of the present buildings, possibly with some exchange of undeveloped land for previously developed land.

Conditions

If the application is approved, there should be archaeological conditions related to the possibility that the site includes the lost settlement of Osmerley. As this is merely a possibility, not a probability, the obligation should not be an onerous one, probably some kind of watching brief. I recall an archaeological publication on this subject, but I cannot locate the reference. I have no doubt that WAAS can provide it, if it is not known to the applicant.

Public Consultation

67 letters originally sent to neighbours 21.05.2021 expired 14.06.2021.

Press advert 24.05.2021 expired 14.06.2021.

Site notice displayed 24.05.21 expired 17.06.2021

As a result of all these consultations a total of 67 representations have been made on the application, 65 in objection, and 2 neutral on the proposal.

Objection:

- The site should remain green belt
- Impact on green belt
- The site should be retained as an employment site/loss of employment land
- Increase in traffic/highway and pedestrian safety
- Lack of access to services
- Increased pressure on schools
- Increased pressure on medical and recreation provision
- The development is too large/too many houses being proposed
- Impact on the character of the village/ too large for Rowney Green Village
- Impact of light pollution
- Disruption during the construction of the development
- Sets a precedent for building on the Green Belt
- Disruption to wildlife/the site should be rewild
- The development is not in keeping with the area
- Concerns around drainage/flooding/water pressure
- Bin collection
- Loss of trees
- The existing bus service is insufficient

Neutral

Some merit of redevelopment the site but concerned about traffic impact.
Concern with the number of dwellings, but not the intention to approved the site.

Other issues have been raised but these are not material planning considerations and have not been reported.

Cllr English

I was going to comment in great detail regarding this application but all my points have been mentioned in the multitude of comments made by local residents who have all objected to this application. Therefore, at this time, because this application is going to be heard at a Planning committee meeting, I would just like to emphasise the greatest negative against this application - the roads are just not suitable for a development of this size, especially as the applicants are stating that it would not be a viable proposition to contribute any section 106 monies to help mitigate highways issues, or towards the easing the pressure this development would put on the education and health services. Anyone local who knows the roads well will agree that they are too narrow for any extra traffic, particularly The Holloway which joins the A441, as it narrows down to a single lane. Access from other directions are also along narrow, winding lanes that are not suitable for the high volumes of additional traffic that an extra 46 dwellings will produce. Knowing this area well, I whole heartedly agree with the Highways Officer's objection - the site is located in a rural and unsustainable location where there are no footpaths or street lights with the only access being along narrow country lanes. I am, therefore, objecting to the application as it stands, and will be speaking against the proposal at the planning committee in my role as Ward Councillor for Alvechurch South.

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

ALVNP Alvechurch Neighbourhood Plan
APDS Alvechurch Parish Design Statement
Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

| | | |
|---------------------|---|------------|
| 22/00092/DEM | Prior Notification of proposed demolition of redundant buildings and structures | Pending |
| 20/00273/CUP RIO | Prior approval for Change of use from offices (Use Class B1(a)) to 54 no. residential apartments (Use Class C3) | 28.04.2020 |

Assessment of Proposal

Proposal

The application is submitted in hybrid form comprising elements seeking both full and outline planning permission.

Full Element

The full element consists of the change of use of Bordesley Hall to 3 apartments. The 3 apartments within Bordesley Hall will comprise one, 3 bedroom and two 2 bedroom units.

Outline Element

The outline component is for up to 46 dwellings. All matters are reserved for subsequent approval (these reserved matters comprise of scale, appearance, layout and

landscaping) apart from access, which would be off Storage Lane and using the existing access drive that leads into Bordesley Hall. An indicative layout has been submitted in Sketch Layout PA/01

The details of the housing mix, layout and design of the dwellings are reserved matters, as are the details of the proposed landscaping, car parking, internal access routes and other associated works.

An indication of the number of each housing type proposed has been provided in the development schedule submitted as part of the application.

Table 1 - Indicative number per housing type

| House type | Dwelling type | Plot nos. | No. | Total sq.ft |
|--------------------|------------------|--|-----------|--------------|
| 780 | 2 bed / 2 storey | 1. 2. 3. 42.43 | 5 | 3900 |
| 840 | 2 bed / 2 storey | 4. 5. 34. 35. 40. 41 | 6 | 5040 |
| 1027 | 3 bed / 2 storey | 11. 13. 20. 24. 26. 30. 32. 44. 45. 49 | 10 | 10270 |
| 1051 | 3 bed / 2 storey | 7. 8. 12. 16. 17. 27. 28. 29. 39. | 9 | 9459 |
| 1215 | 3 bed / 2 storey | 18. 21. 31. 38 | 4 | 4860 |
| 1437 | 4 bed / 2 storey | 9. 23. 25. 33. 36. 37. 46. 47 | 8 | 11496 |
| 1561 | 4 bed / 2 storey | 6. 10. 22. 48 | 4 | 6244 |
| 1844 | 4 bed / 2 storey | 14. 15. 19 | 3 | 5532 |
| | | | | |
| Total Units | | | 49 | 56801 |

Plot number 29-31 are with Bordesley Hall

The Site and its Surroundings

Bordesley Hall, is a former 18th Century country house. The site contains a number of buildings and features which surround the original structure of Bordesley Hall. The building accommodates a number of offices and ancillary office accommodation split over various floors. There are also areas of hardstanding, garages and industrial units as well as associated infrastructure. Access to the site is via The Holloway and Storage Lane, located at the site's northern boundary. Car parking areas are located around the site in various locations which can accommodate in excess of 130 cars.

The site is within open countryside and is bounded by arable fields to the south. Alvechurch is located within the edge of Redditch located approximately 2 kilometres to the south.

Assessment

The site is situated within the West Midlands Green Belt, outside the Village boundary, as defined in the Bromsgrove District Local Plan.

The main issues are therefore considered to be:

- Housing Land Supply
- Green Belt
- Loss of Employment
- Affordable Housing and Vacant building credit
- Alvechurch Neighbourhood Plan
- Highways and Accessibility
- Ecology
- Tree and landscaping
- Residential Amenity
- Drainage, Flood Risk and Contaminated Land
- Design
- Planning Obligations

Five Year Housing Land Supply

Paragraph 74 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition, there must be a buffer of between 5% and 20%, depending on the circumstances of the LPA.

The Council has identified that (inclusive of the 5% buffer required by the NPPF) it can currently demonstrate a housing land supply of 4.6 years. Therefore, despite progress which has been made in identifying sites and granting planning permissions the Council still considers that it cannot demonstrate a five year housing land supply. Where a Local Planning Authority cannot demonstrate a five year housing supply, Paragraph 11 (d) of the NPPF is engaged. Paragraph 11 requires that decisions on planning applications apply a presumption in favour of sustainable development. 11 (d) goes on to state that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- "i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for restricting the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Footnote 8 to the NPPF states that this includes (for applications involving the provision of housing) situations where the LPA cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer, as set out in paragraph 74. Footnote 7 states these policies include land designated as Green Belts.

Green Belt

The site lies within the Green Belt where there is a presumption against new development save for a number of exceptions outlined at Paragraphs 149 and 150 of the National Planning Policy Framework.

One of these exceptions, at paragraph 149 g) is: “the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development”. This is aligned with policy BDP 4(g) of the Bromsgrove District Plan (BDP). The application has been submitted on the basis that the proposal would comply with paragraph 145 point g). As such, an assessment of the application against these points is required.

The proposal will involve the demolition of an extensive employment site, which comprises one, two and three storey buildings as well as areas of parking and hardstanding.

The definition provided in Annex 2: Glossary of the NPPF for previously developed land is as follows:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

Having regard to the characteristics of the site it is considered to fall within the definition of previously developed land as outlined above

In assessing the impact on openness, it is noted that including the indicative footprint of residential development on the site would be reduced in comparison to the existing employment use (5800 sqm to 4100 sqm). The overall volume of the buildings on the site will be reduced from 36,400 cubic m to 28,000 cubic m a reduction of 23% (8,400 cubic m). Replacement of the existing buildings (which range up to 3 storeys in height) with two storey residential. Overall, there would be a reduction in the replacement built form spread across a similar footprint to the existing development and there would be no greater impact on the openness of the Green Belt.

Taking all these matters in to account it is considered that the development proposed would comply with paragraph 149 g) of the NPPF and BDP 4g) of the BDP and as such does not comprise inappropriate development in the Green Belt.

There is therefore a presumption in favour of the development in terms of Green Belt policy.

Loss of Employment Use

Bordesley Hall is not allocated as an employment area within the Bromsgrove District Plan. Therefore, the consideration of BDP14 Designated Employment is not considered pertinent in determining this application. In relation to Alvechurch Neighbourhood Plan, Policy BSS7: Bordesley Hall Employment Area is relevant. It states that the use of this area for continued business use will be supported, and new business development will be encouraged. This policy is caveated that change of use for general housing purposes will not be supported unless it can be demonstrated that the existing uses are no longer viable.

The applicant has provided substantial evidence in the form of a Statement on Employment Land and Financial Viability Assessment information by Highgate Land and Development to outlined the reasons why the loss of this established employment area is acceptable.

In summary the site is not suitable or attractive to meet the needs of modern office and industrial/distribution occupiers. Many of the existing buildings were developed by BCIRA (British Cast Iron Research Association) to meet their own operations and have either reached, or are at the end of, their useful economic life.

In addition, the existing buildings have been marketed since 2012 by CGB, Harris Lamb and more recently John Truslove Chartered Surveyors. Despite these pro-active marketing campaigns, there remains a high proportion of vacant office and industrial accommodation throughout the site (which has increased over time). It is therefore very unlikely that the current owners of the site will be able to attract any future occupiers and that the use of the site for B1a office purposes is no longer viable.

Furthermore, evidence has been provided that demonstrates that the neither the refurbishment of the existing buildings for office/industrial uses would be viable at the site, nor would the site's redevelopment to deliver new build office and industrial uses.

Affordable Housing and Vacant building credit

Policy BDP 8 of the Bromsgrove District Plan requires 30% affordable housing on brownfield sites accommodating less than 200 houses. This proposal does not seek to make any contribution towards affordable housing.

Paragraph 64 of the NPPF states that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Footnote 30 explains that the proportionate amount shall be equivalent to the existing gross floor space of the existing buildings and the application of this policy does not relate to vacant buildings which have been abandoned.

The Planning Practice Guidance provides further detail as to how to assess whether a site would benefit from vacant building credit.

“What is the vacant building credit?”

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

What is the process for determining the vacant building credit?

Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local P plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided."

The PPG goes on to explain that the calculation of the credit "is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation"

As such the formula for calculating vacant building credit is as follows:

$$(P-E)/P * PR = VBC$$

Where;

P is Proposed floorspace

E is Existing floorspace to be redeveloped or demolished

PR= Policy Requirement %

VBC = Vacant Building Credit % of Affordable Housing Required.

In the case of the Bordesley Hall this translates to the following calculation:

$$(5472 \text{ sq m} - 5800 \text{ sq m}) / 5,472 \text{ sq m} * 30\% = -1.7\% \text{ (minus 1.7 per cent)}$$

The effect of the Vacant Building Credit, in full accordance with the policy and guidance of the NPPF and PPG, is to fully remove the site's liability for an affordable housing contribution.

Alvechurch Neighbourhood Plan

Policy H2: Housing for Hopwood and Rowney Green of the Alvechurch Parish Neighbourhood Plan (APNP) is relevant in the consideration of this application, Policy H2 supports housing developments, subject to several detailed criteria as to their location. This policy states the following:

New housing developments that are well designed will be supported if they show consideration for the Alvechurch Parish Design Statement, meet the other requirements set out in the APNP and the Bromsgrove DP and where development:

- a) Is limited to small residential infill development and maintains the continuity of existing frontage buildings, or is on brownfield land within the built up area of the village where the site is closely surrounded by existing buildings
- b) Is not considered to be back garden development
- c) Is consistent with the character of the locality as outlined in the Alvechurch Parish Design Statement on its pages 29-32
- d) Provides at least one small home with two or fewer bedrooms for every one large dwelling with three or more bedrooms
- e) Is in suitable locations, on small infill plots giving opportunities for some well-designed self-build homes
- f) Is within the built up area and does not involve the outward extension of the village envelope as shown on the adopted Bromsgrove District Plan policies map.

It is considered that the proposal conflicts with points a) as it is not considered to be within the built up area of the Rowney Green village, where the site is closely surrounded by existing buildings

Policy H6: Providing a Mix of Housing Types and Sizes, outlines that proposal for 10 or more dwellings should seek to achieve the following mix unless viability, market requirements at that time or other material considerations show a robust justification for a different mix:

- a. Overall up to 10% of new dwellings should aim to have 1 bedroom
- b. 40% should aim to have 2 bedrooms with an element of ground floor single level dwellings to meet the needs of the elderly and people with disabilities
- c. 40% should aim to have 3 bedrooms
- d. Up to 10% should aim to have 4 or more bedrooms.

As the scheme is in outline, it is considered that this element is still to be considered as part of any reserved matters submission.

In conclusion the application site falls outside the types of location supported by either criteria (a) of Policy H2. As such, the proposed development conflicts with this relevant APNP policy.

Non Designated Heritage Asset

The proposed development is located adjacent to Bordesley Hall and within the boundary of its former gardens and associated parkland, which now lie predominantly to the south east. Both the 18th century Hall and the landscaped park are recorded on the HER, WSM77512 and WSM28813 respectively.

Bordesley Park historically formed an extensive area surrounding the 19th century park which can be traced back possibly as far as the 12th century. The historic development of the park including the granting of the park to the Windsor family for Hewell Grange is detailed in the Heritage Statement. By the 19th century the park was much reduced in

size and the tithe map of the 1840s with the house and estate farm sitting in the north west with extensive parkland to the south east, including ornamental tree-lines radiating from a central circular tree-line. This arrangement is just about visible in 1904 OS map, although there are also significant field boundaries. The division into various fields is clearly seen in the 1945 aerial photograph but the remnants of the ornamental trees can also be seen.

The description of the parkland in the 2019 A Survey of Historic Parks and Gardens in Worcestershire, by Lockett and Patton contains a reference to a 1933 sale which describes 'pleasure grounds with ornamental lawn in front of the house...v.fine cedar...2 tennis lawns...a pretty rose garden...a charming pergola and pool...walled kitchen garden...excellent modern Green House by Messengers'.

The site was purchased after the war by the British Cast Iron Research Association. The house was converted to offices and there has been extensive additional buildings constructed in the grounds. The immediate landscape has been largely lost to carparking. The remains of the estate farm to the east which are in separate ownership, and the heritage statement highlights that the remains of the walled garden, albeit two walls in a poor condition, are still legible.

None of the structures are listed but the Hall and the remains of the walled garden can be considered non designated heritage assets for their architectural and historic interest, indicated by the inclusion on the HER. They provide a tangible link to the historic Bordesley park, as well as evidence of the workings of a landed estate along with the remains of the estate farm.

Historic Environment policies in BDP20 of the Bromsgrove District Plan amongst other things, support development which sustain and enhance the significance of heritage assets. This includes non-designated heritage assets including those recorded in the HER (BDP 20.2). In addition, development affecting heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets, including their setting (BDP 20.3). Guidance in the NPPF must also be considered. Paragraph 189 requires applicants to describe the significance of any heritage asset affected, the level of detail being proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposals on significance; Paragraph 190 requires LPAs to take account of the significance of affected heritage assets when considering the impact of a proposal, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal; Paragraph 192, the desirability of new development making a positive contribution to local character and distinctiveness; and the impact of an application on the significance of a non-designated heritage asset needs to be considered when determining the application, and a balanced judgement is required having regard to the scale of harm or loss and the significance of the heritage asset.

The applicant acknowledges in the heritage statement that the Hall and remains of the walled garden should be considered non designated heritage assets. However it is considered that they have a greater level of significance than the low level that the report attributes to them.

The Conservation Officer concludes that in light of the planning history on the site there is no objection to the principle of some development on the site. The removal of the poor quality twentieth century additions is welcomed. It would be preferred if more thought could be given to the siting of the proposed houses particularly in terms of the area to the southeast of the Hall.

The layout submitted as part of the application is indicative and full details regarding the siting, design and landscaping and how this will impact on the non designated assets will form part of any reserved matters. The conservation team would be given an opportunity to comment at this stage.

No objection is raised to the principle of converting the listed buildings on the site subject to a number of conditions controlling the fine details of the conversion.

Taking all these matters into account it is considered that the proposal will comply with the policies of the development plan, and NPPF referenced above.

Highways and Accessibility

Worcestershire County Council as Highway Authority have considered and provided comprehensive responses to the development proposal. The objection is noted with respect to the sustainability of the location of the site and this is discussed in further detail below.

Regarding highway safety, the NPPF at paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. It is not considered that this is the case for this application.

The Highway Authority explain in detail why it considers the site to be in an unsustainable location. Including that all the roads in the vicinity are narrow lanes and do not benefit from footpaths or street lighting. The site is not located within acceptable walking distance of amenities and the nearest bus stop is located approx. 880m from the proposed development along an inadequate route.

There is a lack of adequate footway provision and street lighting will deter journeys on foot particularly in times of darkness and adverse weather conditions. All the roads in the vicinity are narrow with grass verges located on either side of the carriageway in parts. These factors are unlikely to encourage cycling or walking to services and facilities. Due to the above factors the trips would become car-based trips which would be unacceptable.

The thresholds below for a site to be sustainable location via an adequate route cannot be met. The following are the acceptable maximum thresholds:

- Walking – 2k
- Cycling – 5k
- Bus stop – 400m

WCC Highways therefore find the proposed development to be remote from a settlement and in order to access even day to day services and facilities the intended future occupiers would have a high reliance on a private motor vehicle. For those that did not have access to such a vehicle, the nearest services and facilities would not be accessible.

Therefore, it is difficult to see how a sustainable transport option could be developed in order to meet the aims of the Bromsgrove District Plan and LTP4 and make this planning application acceptable.

The applicant has engaged in discussion with County Highways regarding this objection and produced further supporting information and provided recent planning appeal decisions regarding this matter. For all the appeals referred to, Inspectors have accepted that many people living in rural areas will invariably require private modes of transport for the majority of trips... but journeys could be short (distance to train station and onward destination or just the local shop).

Overall while the site does not lie adjacent to Alvechurch it is a short distance from the village. The Travel Plan submitted with the planning application explains that the site is located approximately 2.4km to the south east of the village centre, and about 5.2km to the north of Redditch town centre. Distances to key facilities (Coop, Post office, M&S food, petrol station, public houses, café, sports centre, day nursery and primary school, bus stops and train station) are also set out together with approximate walking and cycling times which demonstrates that all of these facilities are only a short distance away and are easily reached by bicycle.

Nevertheless, taking all these factors into account, in practical terms I consider that the future occupiers of the proposed house would have few alternatives to the use of a private vehicle to meet their day to day requirements such as getting to work and accessing services and facilities. Consequently, the proposal would not limit the need to travel or reduce reliance on the car. This would be at odds with the aim of the Framework to actively manage patterns of growth to promote sustainable transport. I therefore conclude on this main issue that the proposal would not be a suitable site for development having regard to sustainable patterns of development and access to services and facilities.

Ecology

The application is accompanied by a series of ecological appraisals particularly with reference to bats and reptiles.

The appraisals submitted with the application were assessed by Worcestershire Wildlife Trust who have made a number of recommendations. They have no objection subject to conditions.

Subject to implementation of appropriate mitigation measures and conditions the proposed development would comply with Policies BDP21 and 24.

Trees and Landscaping

All the trees on the site are subject to formal protection under Bromsgrove District Council Tree Preservation Order (3) 2014 which is a mixed "Area and Woodland" order. This protects all trees that were in existence on the site at the time the order was raised.

The application is supported by a Ruskins Tree Consultancy Arboricultural Impact and Tree Condition Survey and all of the tree reference numbers given below are taken from this survey report.

Woodland management has been carried out on the site over the Autumn-Winter 2020-2021. This was licensed through the Forestry Commission and which has included the removal of a number of the trees highlighted as being required losses to accommodate this scheme within the Ruskins arboricultural report

The proposal highlights an intention to remove a number of trees within the site as shown on the Ruskins Tree Consultancy Tree Removals Plan. The trees targeted for removal are of generally low quality and prominence. The tree officer would have no objection to their loss under a suitable volume and grade of mitigation replanting within the scheme other than certain trees (T2715 Blue Atlas Cedar, T2702 Horse Chestnut) which he seeks to be retained.

These details would be finalised at the reserved matters stage.

The Tree officer has no objection subject to conditions, it is considered that the proposal would comply with the relevant guidance.

Impact on amenity of neighbouring properties and future occupiers

The matters of design and layout are reserved for future determination. However, it is evident from the proposed plans that the development will appear to be able to achieve an adequate separation from the rear of the properties. It is not considered that the proposal would result in a loss of residential amenity with respect to these adjoining properties.

Drainage, Flood Risk and Contaminated Land

The application is in outline for the consideration of access only, with all other matters reserved, for the redevelopment of an area comprising existing built form and hardstanding. Information regarding drainage, contamination and flood risk has been submitted which recommends further surveys and mitigation and is considered acceptable at this stage. It is concluded in the issues of drainage, flood risk and contaminated land, is that subject to conditions as recommended by the statutory consultees, it is acceptable.

Design

In terms of the outline element of the application for up to 46 dwellings. Whilst an indicative masterplan has been submitted this is not definitive and layout of development on the site could change should permission be granted. The Design and Access

Statement also submits information about scale and the vision for the site. The issues of appearance, landscaping, layout and scale are all matters which are reserved for subsequent approval. As such, it is not possible to assess any design issues at this stage.

Given the unique circumstances of this major developed site within the Green Belt, together with the primarily outline nature of the current proposal, the issue of proposed density can only be assessed at this stage in terms of the overall impact of the development on the character of the rural area, subject to reserved matters. However, the illustrative plans would suggest that sufficient space around the buildings could be achieved, and a substantial amount of open space is incorporated within the Proposed Land Use Parameters Plan to ensure that the outline proposal would not result in overdevelopment of the site in compliance with policies BDP 7 and 19.

The proposed erection of up to 46 no. new dwellings and 3 apartments on approximately 2.3ha of development land at a net density of 21.3 dwellings per hectare would, in principle, make the best possible use of the land available whilst taking into account the rural character of the area beyond the existing development, the Green Belt setting and the retention of trees and soft landscaping of significant public amenity value. As such, the proposal would, in principle, comply with NPPF paragraph 127 c) and, in terms of density.

Planning Obligations

In accordance with Paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved.

The obligation in this case would cover:

- £30,258.89 towards NHS Worcestershire Acute Hospitals Trust
- £18,607 towards Herefordshire & Worcestershire CCG provision
- £190,182 towards Middle School phase education
- £99,872 towards secondary phase education
- £52.24 per dwelling towards the provision of wheelie bins for the development
- A S106 Monitoring fee TBC
- The provision of on-site play space and open space provision, with associated trigger points for adoption

Applicants Case

The provision of 49 new dwellings which should be attributed significant weight as the Council does not currently have a 5 year supply of housing land.

Re-use a brownfield site within the Green Belt in an efficient and sympathetic manner in an area of housing need where land supply is constrained.

The proposals will result in the removal of unsightly building and an improvement to the setting of a non-designated heritage asset.

Reduction in traffic generation from the lawful planning use.

Retention and refurbishment of a non designated heritage asset.

The proposals will result in the remediation of the site.

Proposals include electric vehicle charging points for each unit.

Benefit from broadband connection to the whole site which will facilitate home working which is especially relevant at this time (Covid). It is highly likely that even post– Covid, homeworking for at least part of the working week will continue into the future as people strive for a more evenly balanced work life balance.

Veteran and high amenity value trees will be retained and their long term survival safeguarded.

It should also be noted that if the site remained in employment use, the employees would access the site by car. It should also be noted that the site benefits from a prior approval for the conversion of the offices to 54 apartments which are similarly located in relation to facilities and services.

Planning Balance and Conclusion

The proposed development would not be inappropriate in Green Belt terms, would have a minor benefit in terms of the openness of the Green Belt proposal would deliver a number of benefits. The proposal would result in the redevelopment of previously developed land and it has been accepted that the existing employment use of the site is no longer feasible, following significant marketing to find an alternative users. Furthermore, the proposal would reduce the amount of built development on the appeal site. The Council cannot demonstrate a five year housing land supply and given that the proposal has been found to comply with policy for development within the Green Belt the presumption in favour of sustainable development applies. The provision of housing will make a significant contribution to the housing supply position in the district as well as providing jobs through the construction process in the short term.

Future occupants of the proposal would not have suitable access to local services and facilities and future occupiers would be heavily reliant on a private motor vehicle. However, this harm is to some degree moderated by the existing employment use of the site that could generate more vehicle trips than the proposal in its own right and the relatively short distance by car to services and facilities. Nevertheless, there is still moderate harm associated with this. This is also conflict with Policy H2 of the APNP, by virtue of its location outside the village envelope and built-up area.

However, on balance, I consider that the identified harm does not significantly and demonstrably outweigh the benefits of the scheme. As a result, I consider that the proposal represents sustainable development and should be allowed, subject to necessary planning conditions.

RECOMMENDATION:

- (a) **MINDED** to **GRANT** hybrid planning permission
- (b) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:
- (i) £30,258.89 towards NHS Worcestershire Acute Hospitals Trust
 - (ii) £18,607 towards Herefordshire & Worcestershire CCG provision
 - (iii) £190,182 towards Middle School phase education
 - (iv) £99,872 towards secondary phase education
 - (v) £52.24 per dwelling towards the provision of wheelie bins for the development
 - (vi) A S106 Monitoring fee
and
 - (vii) The provision of the on-site play space and open space provision, with associated trigger points for adoption
- (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.

For the reference of Members, suitable Conditions that could be imposed relate to

Conditions:

Time

- Submission of the outstanding Reserved Matters for approval (appearance, landscaping, layout and scale) within 3 years of the approval of the hybrid scheme
- Commencement of development timescale

General

- Details of all external materials shall be submitted to and approved by the LPA
- Housing mix
- External lighting
- Boundary treatments
- Refuse storage details for each
- Joinery details of Bordesley Hall refurbishment

Highways conditions

- Car parking details within each curtilage
- Details of proposed electrical vehicle charging points
- Details of cycle parking provision
- Provision of a residential travel plan
- Provision of a residential welcome pack promoting sustainable forms of access to the development
- Construction management plan, including demolition methodology

Trees and Landscaping

- All retained trees are protected throughout all phases of the development as shown
- Any retained tree that dies or becomes diseased within 5 years of the completion of the development is replaced with a like for like replacement.
- Landscape Management plan and 5 year protection for proposed landscaping scheme
- Open space

Contaminated land conditions

- Provision and approval of a tiered scheme of investigation

Drainage conditions

- Surface water drainage strategy (including treatment and future maintenance responsibilities),

Ecology

- A Construction Ecological Management Plan
- A Landscape Ecological Management Plan.
- Biodiversity enhancement.

Archaeology

Written Scheme of Investigation

Site investigation and post investigation assessment

Infrastructure

Broadband condition

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

This page is intentionally left blank

Agenda Item 9

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------|---|-------------|--------------|
| Mr Kelly | Prior Notification of proposed demolition of redundant buildings and structures Bordesley Hall, The Holloway, Alvechurch, Birmingham, Worcestershire B48 7QA | | 22/00092/DEM |

RECOMMENDATION: That prior approval is required and approved for the demolition of the building

Consultations

Highways - Bromsgrove

Views awaited

Arboricultural Officer

No Objection

The recommendations made within the Ruskins Tree Consultancy Arboricultural Method Statement reference 0122-10008 dated January 2022 are sufficient to ensure the protection and welfare of the trees to be retained within the site during the demolition phase of the work on the site.

Section 4 Arboricultural Method Statement, paragraph 4.2 of the report highlights that a suitably qualified Arboricultural Clerk of Works will be appointed to the project and that per commencement site inspection of the tree protection measures will take place with the site manager. I request that a member of the Councils Arboricultural Officer team is invited to attend the initial site inspection of the tree protection measures once they are in place. Also, that contact details are provided to the Council for both the Site Manager and Arboricultural Clerk of Works in case a need for urgent communication is arises during the works.

WRS - Contaminated Land

No Objection

We note the method statement includes asbestos removal prior to demolition. The submission also states there will be a redevelopment proposal at a later date, The need for a ground investigation and risk assessment should be reconsidered upon receipt of the future development plan. We have no adverse comment at this time.

WRS - Noise

No Objection

The submitted Demolition Method Statement appears satisfactory in terms of the proposed methods to monitor and mitigation potential nuisance from noise, vibration and dust emissions during the demolition phase.

Building Control

Views awaited

Relevant Policies

This is a Prior Notification application, submitted under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO). Therefore, the Development Plan is not applicable to this application.

Relevant Planning History

| | | |
|---------------------|--|------------|
| 21/00684/HYB | Hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works. | Pending |
| 20/00273/CUP RIO | Prior approval for Change of use from offices (Use Class B1(a)) to 54 no. residential apartments (Use Class C3) | 28.04.2020 |

Public Consultation

The agent has submitted a copy of the notice of the proposed demolition, which has been posted for a period of 21 days by the applicant expiring on 18th January 2022 in accordance with the requirements of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

Two objections have been received from current occupiers of the site. Raising the following concerns:

- Disruption regarding the access to the site
- Disruption to remaining businesses (e.g. electricity cut off)
- Loss of premises without suitable replacement

Assessment of Proposal

The Site

Bordesley Hall, is a former 18th Century country house. The site contains a number of buildings and features which surround the original structure of Bordesley Hall. The building accommodates a number of offices and ancillary office accommodation split over various floors. There are also areas of hardstanding, garages and industrial units as well as

associated infrastructure. Access to the site is via The Holloway and Storage Lane, located at the site's northern boundary. Car parking areas are located around the site in various locations which can accommodate in excess of 130 cars.

Proposal

The application is made under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) and seeks confirmation as to whether the prior approval of the local planning authority is required and will be given to demolish the majority of the buildings on the site. The Hall itself will be retained and does not form part of this application.

The following documents have been submitted in support of the application:

- Site Location Plan
- Main Method Statement
- Arboricultural Method Statement
- Travel Management Plan
- Access Route Plan

Assessment

The buildings on site are not listed, an ancient monument, or situated within a conservation area. As such, the buildings have no statutory protection from demolition. Given that no statutory protection exists via listing or conservation area designation, the demolition can, therefore, be considered against Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Class B outlines permitted development rights for the demolition of buildings. Sub-section B.1 (a) and (b) confirm that demolition is not permitted by Class A where a building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person not having an interest in the land and it is practicable to secure safety by repair works; constitutes "relevant demolition" (as defined) or is a "specified building" (as defined at Part B.3 (e)).

There is no evidence that the structures on this site have been rendered unsafe by the action or inaction of anyone having an interest in this site and the demolition proposed would not constitute "relevant demolition" or demolition of a "specified building". In this case the building does not fall into Class B.1 and is therefore subject to Class B.2 which sets out conditions that must be met in order for demolition to be permitted under Class B. Condition B.2(b) is relevant and requires the developer to apply to the LPA for determination as to whether prior approval of the method of demolition and proposed restoration of the site is required.

Part B.2 requires an application to the LPA to see whether prior approval is required for method of demolition. In this situation demolition is not urgently required for reasons of health or safety pursuant sub clause (a) and is therefore subject to the following requirements under sub clause (b) including:

- An application to the LPA for determination if prior approval is required

- The application shall be accompanied by a written description of the proposed development, a statement that a notice has been posted and a fee paid
- The display of a site notice concerning the demolition for 21 days
- That demolition will not commence before 28 days of the application being made to the LPA.

The purpose of prior approval is intended to give Local Planning Authorities the opportunity to regulate the details of demolition and restoration of a site to minimise the impact on the environment and local amenity. Therefore, consideration of prior approval is solely concerned with the acceptability of the method of demolition and any proposed restoration of the site.

The submitted application form states that demolition is required to facilitate the economic regeneration of the site. Details of this are being considered under Planning application 21/00684/HYB, which is being considered elsewhere on this Agenda.

In this case it is considered that prior approval is required, due to the nature of the site including potential effects on local amenity in terms of pollution, ground contamination, transport matters and drainage.

The method of demolition would comprise a conventional deconstruction methodology by an experienced demolition contractor. Materials would be salvaged/repurposed where economically feasible.

A Statement for Demolition and Associated Works has been submitted which includes mitigation measures in relation asbestos, noise, dust, vibration, control of substances hazardous to health, contaminated land, hardcore crushing and removal of materials/ WRS have raised no objection to the proposal on this basis.

The submitted documents state that prior to any demolition works commencing, ecologist from FPCR will attend site to give Tool Box Talks to all operatives with regards to bats and carry out mitigation works to inspect suspected roosting area. An informative regarding protected species would be attached to any decision notice to ensure that the applicant takes appropriate measures in the case of protected species.

In terms of restoration, the site would be levelled to existing ground levels and crushed rubble arising would be retained on site for future use.

Subject to compliance with the submitted Method Statements the proposed method of demolition and proposed restoration of the site is considered acceptable as proposed.

RECOMMENDATION: That prior approval is required and approved for the demolition of the building subject to the conditions and reasons shown below.

Conditions

1. The demolition shall not begin later than five years from the date of this approval.

Reason: In order to comply with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

2. The development shall be carried out in accordance with the details submitted with the application including the approved measures set out in the method statements submitted as part the application.

Reason: In order to comply with Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

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

This page is intentionally left blank

21/00684/HYB & 22/00092/DEM

Bordesley Hall, The Holloway, Alvechurch, Birmingham,
Worcestershire B48 7QA

Hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works.

21/00684/HYB Recommendation: Approve

21/00684/HYB & 22/00092/DEM

Bordesley Hall, The Holloway, Alvechurch, Birmingham,
Worcestershire B48 7QA

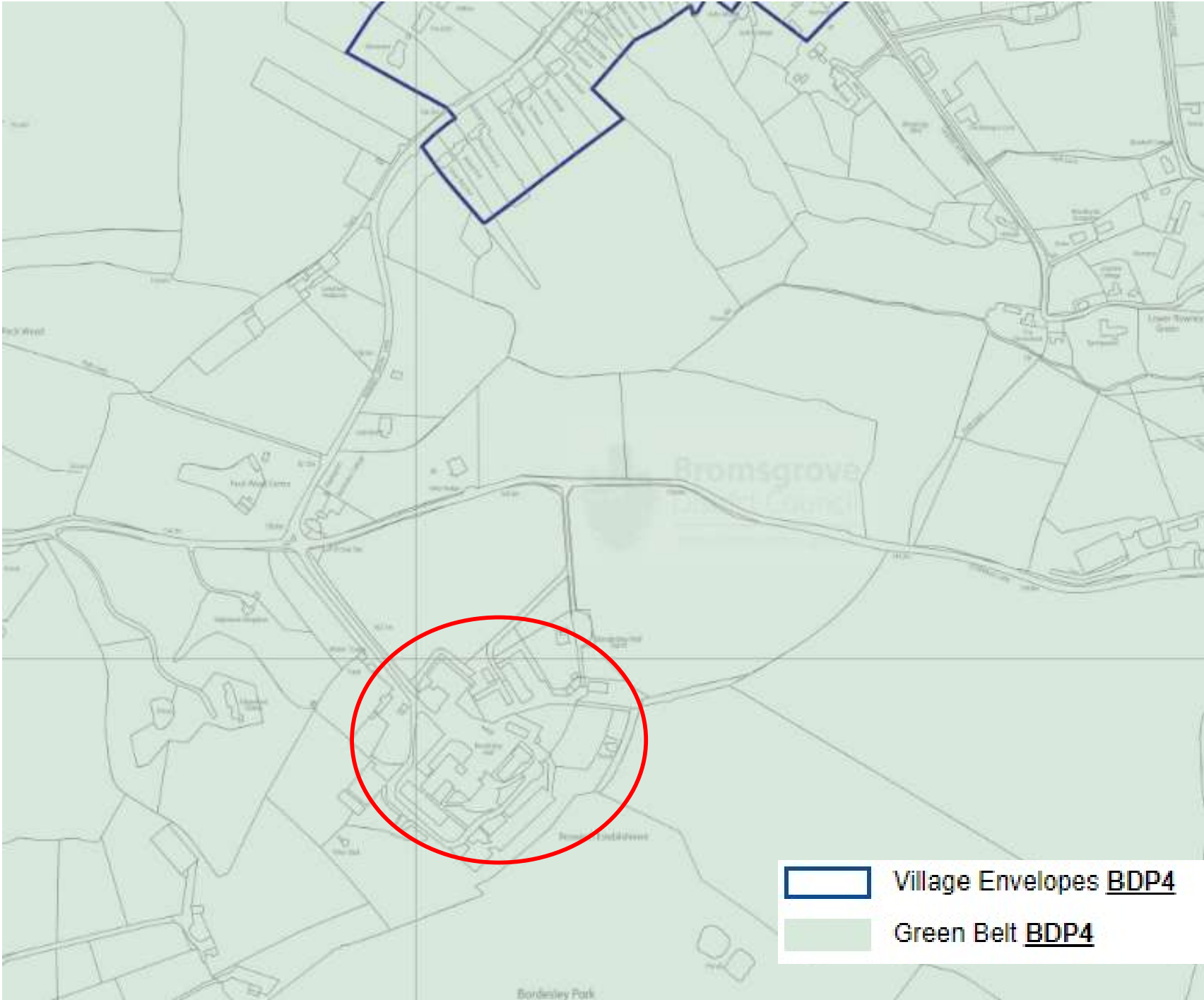
Prior Notification of proposed demolition of redundant
buildings and structures

22/00092/DEM Recommendation: Prior approval is
required and approved

Site Location Plan



District Plan Map



Satellite View



Bordesley Hall Photographs



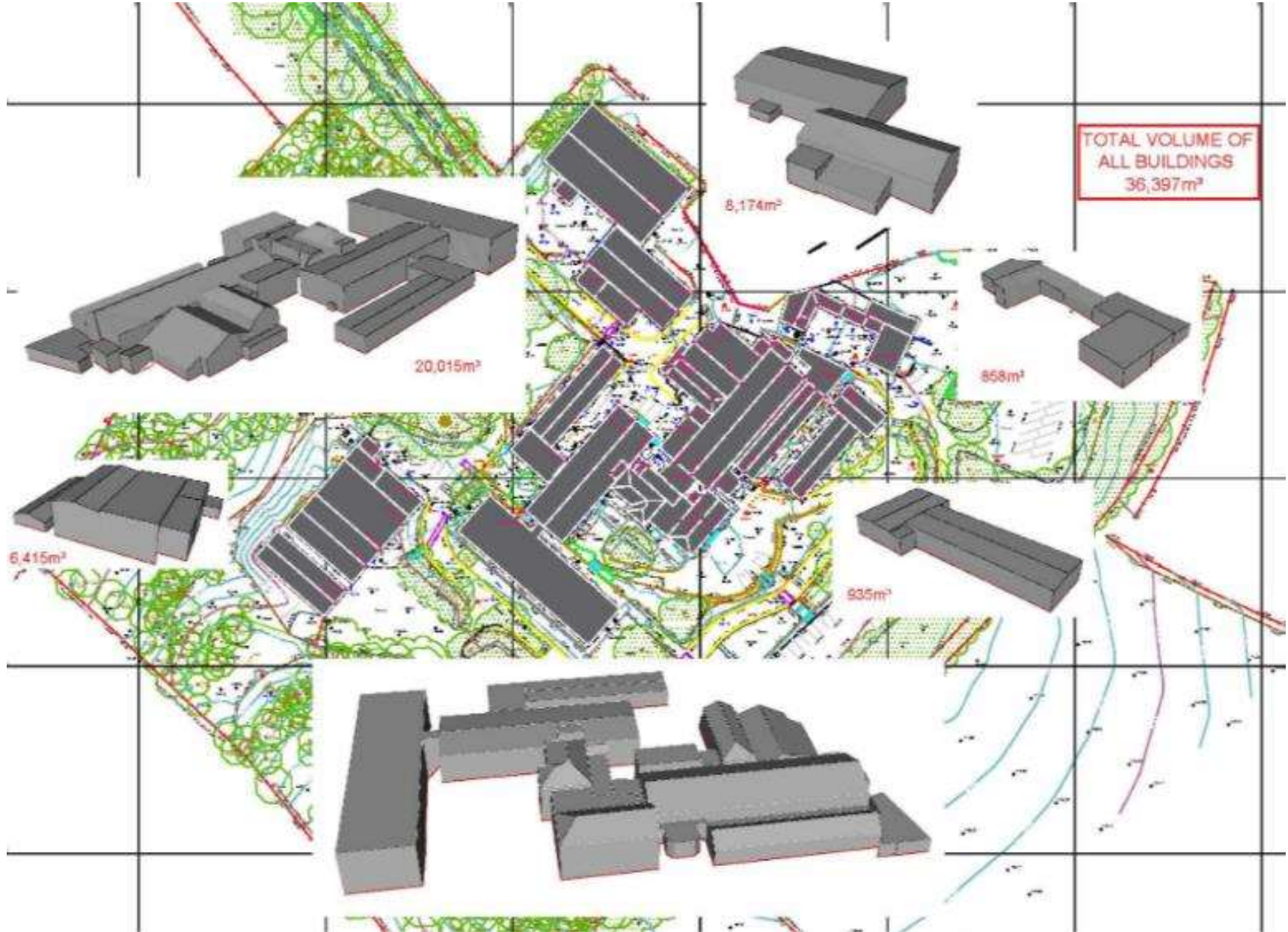








Existing Buildings



Sketch Layout



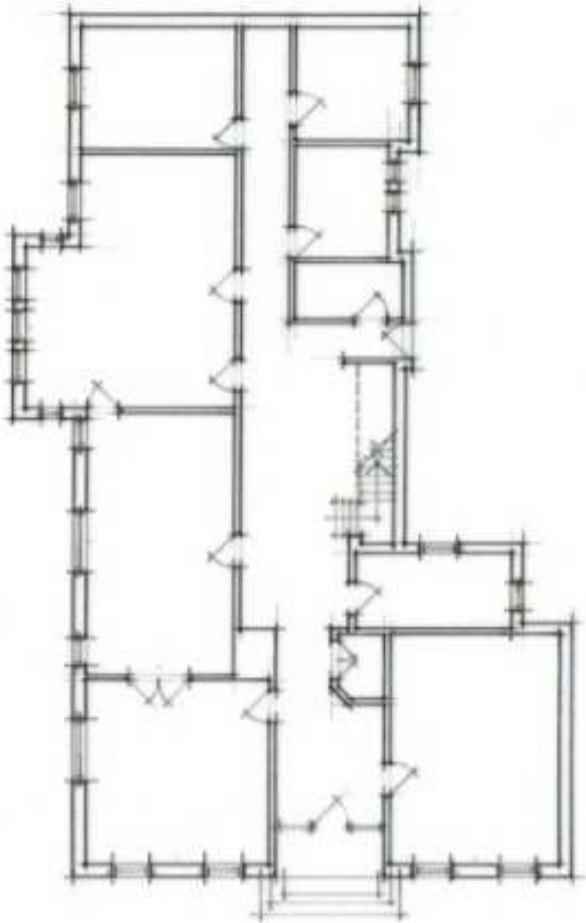
Parameters Plan



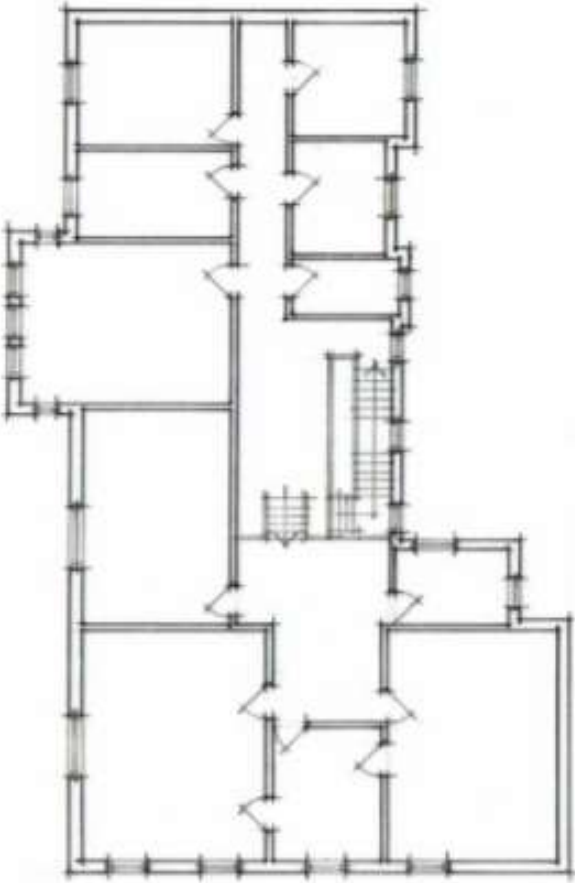
Landscape Strategy



Bordesley Hall Existing Layout



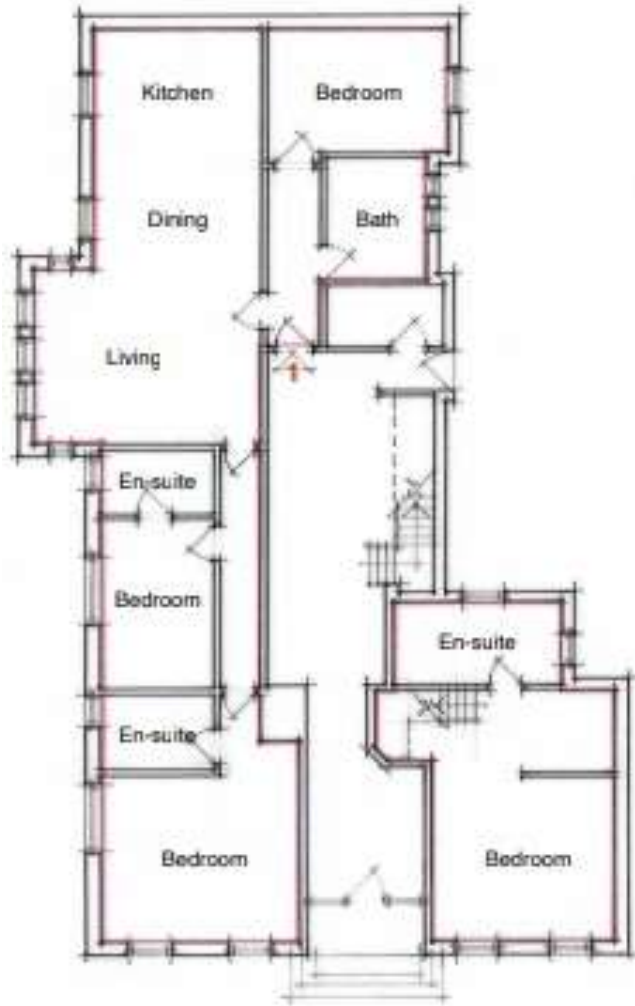
Ground floor plan



First floor plan

Bordesley Hall Proposed Layout

Page 104



Ground floor plan



First floor plan

Agenda Item 9

Phasing Plan for Construction



Traffic Management Plan – Phase 1

- Site Boundary
- Phase 1 demolition
- Phase 2 demolition
- Retained building
- Access gate
- Site Welfare / Office
- Site Muster Point
- First Aid Point
- Car / van parking area
- Internal heras fence
- Banksman
- Direction of site traffic

Bordesley Hall
The Holloway
Alvechurch
B48 7QB

This page is intentionally left blank

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------|---|-------------|--------------|
| Mrs P Robinson | Construction of No. 15 affordable (Discounted Market Sales Housing) dwellings including No. 3 retirement bungalows with associated provision for car parking, open space, landscaping and infrastructure works Land Between the Croft and Hopwood Garden Centre, Ash Lane, Hopwood Worcestershire, B48 7TT | | 21/00872/FUL |

RECOMMENDATION: That planning permission be **REFUSED**

Consultations

Worcestershire Archive and Archaeological Service

No archaeological mitigation condition required.

Bromsgrove Strategic Planning and Conservation

This planning application does not comply with national, local policies or neighbourhood policies on Green Belt, and cannot be seen as a rural exception site as it is not proposed to address local housing needs. Considering all of the above, it is not felt that very special circumstances to justify this proposal within the Green Belt have been demonstrated and this application is not supported by the Strategic Planning team.

North Worcestershire Water Management

No objection subject to surface water drainage condition

WRS - Contaminated Land

No contamination conditions required

WRS - Noise

No objection

WRS - Air Quality

No objection subject to conditions

Highways - Bromsgrove

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted, the Highway Authority concludes that the application would not represent acceptable sustainable development and that there would be an unacceptable impact and, therefore, recommends that this application is refused. In the event that planning consent were to be recommended, the Highways Authority would request a number of conditions and financial obligations.

Housing Strategy

Should the provision of affordable housing but note Strategic Planning's objection and that it does not comply with policy.

Leisure

No objection, subject to open space and play area and play area specification.

NHS Acute Hospitals Worcestershire

As its evidence demonstrates, the Trust is currently operating at full capacity in the provision of acute and planned healthcare. The contribution is being sought not to support a public body but rather to enable that body (i.e. the Trust) to provide services needed by the occupants of the new homes. The development directly affects the Trust's ability to provide the health services to those who live in the development and the community at large. Without contributions to maintain the delivery of health care services at the required quality standard, and to secure adequate health care for the locality, the proposed development will strain services, putting people at significant risk of receiving substandard care, leading to poorer health outcomes and prolonged health problems.

A developer contribution of £8,231.58 is required.

NHS/Medical Infrastructure Consultations

A developer contribution will be required to mitigate the impacts of this proposal. Herefordshire and Worcestershire CCG calculates the level of contribution required in this instance directly relating to the number of dwellings to be £5,681.

Arboricultural Officer

No objection subject to conditions.

- Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.
- An arboricultural method statement and protection plan should be submitted.
- A landscape plan and specification should be submitted.

Waste Management

No objection

Education Department at Worcestershire

In response to the planning application it is calculated that a contribution will be required towards First, Middle and High School phases of education. The S106 contribution required is outlined below in line with the Worcestershire County Council Policy on S106 Education Contributions. There are 7 dwellings proposed on this application that would be exempt from an education contribution.

First School Contribution required: £54,186 To provide additional education facilities at Crown Meadow First School Middle School Contribution required: £46,637 To provide additional education facilities at Alvechurch C of E Middle School High School Contribution

required: £49,926 To provide additional education facilities at South and North Bromsgrove High Schools. Total education infrastructure contribution required: £150,749

Alvechurch Parish Council

Objection

Alvechurch Parish Council object to the aforementioned application on the following grounds:

- The proposed development is outside of the Village Envelope, on Green Belt land and does not therefore conform to APC's NDP/relevant, statutory policies contained therein and there are no justifiable circumstances.
- Highways Lack of infrastructure/Ash Lane is very narrow and there are already parking issues; concern over site access/visibility splays.
- Sustainability - Lack of amenities; no local shops, no school/GP/Dentist spaces locally, not on a bus route.
- Flooding area is subject to localised flooding; any build will increase flood risk (SUDs).
- Footpaths ' No Footpaths/no Footway lighting
- Pollution ' Light pollution in what is otherwise a 'natural' environment'
- PROW ' This is not shown on current application?
- Pylons Electricity supply would need to be redirected.
- S106 No provision included which shows how S106 monies could be used to mitigate the proposed application.
- The proposed site road will inevitably provide future access for further development of the adjacent fields.

Public comments

56 letters were originally sent to neighbours 26.06.2021 expired 16.07.2021

Press advert 25.06.2021 expired 12.07.2021.

Site notice displayed 25.06.2021 expired 19.07.2021

36 objections have been received as a result of the consultation, these comments are summarised as follows:

Green Belt

Loss of Green Belt, harm to openness and visual amenity, it is greenfield site, previous application has been refused, no very special circumstances

Highway matters

Ash Lane is unsuitable for further traffic, too narrow

Safety of access/egress onto the site

Lack of public transport

Lack of safe pedestrian crossings

Other matters

Unsustainable

Lack of school/healthcare capacity

Impact on wildlife/biodiversity

Impact on trees and hedges

21/00872/FUL

Noise, smell and pollution.

Construction noise

Flooding/Drainage

Loss of privacy

Contrary to neighbourhood plan

Cumulative impact, if this scheme is approved alongside the other nearby Hopwood Scheme, for the erection of 22 dwellings at Land to rear ff 1-6 Smedley Crooke Place (21/00873/FUL)

Other issues which are not material planning considerations have been raised but are not reported here as they cannot be considered in the determination of this application.

Relevant Policies

Bromsgrove District Plan

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP4 Green Belt

BDP7 Housing Mix and Density

BDP8 Affordable Housing

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP21 Natural Environment

Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

ALVNP Alvechurch Neighbourhood Plan

APDS Alvechurch Parish Design Statement

High Quality Design SPD

Relevant Planning History

| | | | |
|--------------|-------------------------------------|---------------------|------------|
| 18/00056/REF | Erection of 3 residential dwellings | Dismissed at Appeal | 25.04.2019 |
| 17/01191/FUL | Erection of 3 residential dwellings | Refused | 03.07.2018 |

Assessment of Proposal

Site Description

The application site relates to a 1.3ha parcel of land located on the northern side of Ash Lane in Hopwood, which is located between a row of dwellings and the Hopwood Garden Centre and Nursery. The land in question consists of a parcel of land following the existing pattern of development along Ash Lane on the northern most side before opening to the north into a wider parcel of land which is partly located behind the existing nursery. An existing vehicular access is located off Ash Lane immediately adjacent to The Croft.

The site is located in the Green Belt as defined in the BDP, is within the Alvechurch Parish Neighbourhood Plan area and is located adjacent to but outside of the defined Village Envelope of Hopwood.

Proposal

The full application seeks the provision of 15 discounted market sales houses on the site, consisting of the following:

- 6 x 2 bedroom semi detached, 4 person dwelling houses of 75.8sqm GIA
- 4 x 3 bedroom, semi detached, 5 person dwelling houses of 86.4sqm GIA
- 1 x 2 bedroom, 3 person corner bungalow dwelling of 71.5sqm GIA
- 4 x 2 bedroom, 3 person bungalow dwelling of 62.2sqm GIA with a 14sqm garage

Three of the proposed bungalows have been identified as retirement properties, the use of which is restricted to over 55's.

The proposals will form Discounted Market Sales Housing, and as such proposes a 100% affordable housing scheme in accordance with the definition of Discounted Market Sales Housing as identified within the Framework.

The definition of discounted Market Sales housing in the Framework is as follows:

“(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households”.

Along Ash Lane two 2 bedroom 2 storey properties are proposed to front onto the Lane, with the remaining two storey properties running northwards along a new internal access drive. Wherein the bungalows are brought forward to the northern most point of development within the site. Beyond the area for housing, an area has been identified for proposed designated open space and the reinforcement of boundary tree planting.

The committee has previously considered a smaller proposal for 3 detached dwellings along the frontage of Ash Lane. This was refused and subsequently dismissed at appeal as detailed above.

Assessment

The site is situated within the West Midlands Green Belt, outside Burcot Village boundary, as defined in the Bromsgrove District Local Plan.

The main issues are therefore considered to be:

- Housing Land Supply
- Green Belt
- Alvechurch Neighbourhood Plan
- Affordable housing
- Highways and Accessibility
- Design
- Open Space
- Residential Amenity
- Flooding and Drainage
- Ecology
- Tree and landscaping
- Planning Obligations

Five Year Housing Land Supply

Paragraph 74 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. In addition, there must be a buffer of between 5% and 20%, depending on the circumstances of the LPA.

The Council has identified that (inclusive of the 5% buffer required by the NPPF) it can currently demonstrate a housing land supply of 4.6 years. Therefore, despite progress which has been made in identifying sites and granting planning permissions the Council still considers that it cannot demonstrate a five year housing land supply. Where a Local Planning Authority cannot demonstrate a five year housing supply, Paragraph 11 (d) of the NPPF is engaged. Paragraph 11 requires that decisions on planning applications apply a presumption in favour of sustainable development. 11 (d) goes on to state that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for restricting the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Footnote 8 to the NPPF states that this includes (for applications involving the provision of housing) situations where the LPA cannot demonstrate a five year supply of deliverable housing sites with the appropriate buffer, as set out in paragraph 74. Footnote 7 states these policies include land designated as Green Belts.

Green Belt

The site lies within the Green Belt. Paragraph 149 of the National Planning Policy Framework (2021) establishes that the construction of new buildings should be regarded as inappropriate development and paragraph 147 makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposal does not meet any of the policy criteria specified at Policy BDP4 of the Bromsgrove District Plan (BDP) or at Paragraph 149 of the National Planning Policy Framework 2021 (NPPF) and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt

This is not disputed by the applicant and has been accepted by them at para 3.24 of the Planning Policy Statement (May 2021). In accordance with para 148, substantial weight should be given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

BDP policy BDP4: Green Belt reiterates this national policy stance at a local level. It also sets out that a district wide Green Belt review will be carried out as part of the next Plan Review process.

At the parish level, Policy H1: Locations for New Housing Development of the Alvechurch Parish Neighbourhood Plan states that new housing outside of Alvechurch Village is inappropriate development and will not be supported in the Green Belt, unless very special circumstances exist.

The onus is therefore on the applicant to demonstrate what the very special circumstances are that would make this proposal acceptable in a Green Belt location, which is not supported by national, local or neighbourhood level policies.

Impact on openness

Openness has both a spatial and a visual aspect and here it is considered that the position of the development would harm openness through both its scale and massing and through the introduction of a built form in an otherwise undeveloped site. Paragraph 138 of the NPPF states that the essential characteristics of Green Belts are their openness and their permanence.

It is argued by the applicant that the assessment of the impact on openness was partly considered by way of the 2019 appeal decision, in considering the impact of the 3 dwellings located at the southernmost area of the site. It was concluded in paragraphs 12 and 13 that the proposal would "inevitably impact on the openness in spatial terms" and would have "a larger visual impact on the Green Belt than current circumstances". The Inspector identified however that the harm would be moderate in terms of its potential impacts and considered that same conclusion would be raised regarding this wider development.

The applicant emphasis the proposal brings forward residential development that has been sited specifically along the southern frontage adjacent to the existing built development along the southern frontage of Ash Lane, running northwards in a commensurate fashion to the adjacent Hopwood Garden Centre and curving eastwards across the extent of the

existing garden centre without projecting a substantial amount into the countryside of the north of the site. The remainder of the site is given over to designated open green space and existing boundary treatments are proposed to be substantially increased to reinforce the green edges of the green screening of the development so as to restrict spatial and visual impacts inwards to the site from any distant views in its locality.

They conclude that whilst the inevitable impacts on the openness in terms of its change would create an impact, such impact can be moderate with regard its impacts from the quantitative and qualitative perspective. This in terms of consideration of the Framework is “less than significant” with regards to its contribution of harm towards the Green Belt.

As a substantial built development on undeveloped land, the proposal would inevitably reduce the openness which national policy describes as an essential characteristic of the Green Belt. This proposal would cause loss of openness and permanence of the Green Belt.

Although this is not a deeply rural area, the undeveloped, agricultural nature of the application site and the open land beyond clearly have the credentials of countryside as opposed to transitional land. The site is not well-contained or distinct from the character and appearance of the wider extent of the Green Belt. Despite the surrounding development, those attributes contribute significantly to openness. The application proposal would introduce residential development and associated works such as garages, the introduction of other domestic paraphernalia, new access junction, internal access roads and boundary treatments onto a large proportion of this open site. Despite the proposed public open space, landscaping the application proposal would still result in a considerable loss of openness. The application proposal would cause a permanent change which, because of the site’s location and appearance coupled with the proposal’s built nature and scale, would be both spatially and visually apparent.

I conclude that this permanent reduction in openness would impact upon the integrity of the wider Green Belt. Overall, this amounts to substantial harm which would be in addition to the harm incurred by reason of inappropriateness.

Purposes of the Green Belt

The NPPF states “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”. It defines the five purposes of the Green Belt as follows

–

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It is considered development of the site would conflict with the purposes of the Green Belt as set out in the NPPF, on the following grounds.

The site is evidently agricultural land at the edge of the village. The site has a hedgerow that runs parallel to Ash Lane, there is no footpath on this side of the road and the land beyond is open and agricultural. The development proposed would equate to urban sprawl, encroaching into the countryside. It is considered that it would push the built envelope of Hopwood out further over the undeveloped, open countryside.

The proposed development of 15 dwellings and associated infrastructure would lead to a loss of countryside in this location of Hopwood. Furthermore, as highlighted previously, the enlargement of the developed area would result in the encroachment of the undeveloped countryside which surrounds the application site. The proposal therefore fails to align with this purpose of the Green Belt.

The site is all greenfield and agricultural. There is no recycling of brownfield or derelict land involved.

Taking the above into account, the proposed development would result in harm to openness in terms of spatial and visual aspects, and the proposals conflict with 3 of the 5 purposes of including land in the Green Belt. As such the proposal is contrary to policies in the Development Plan and Framework.

Alvechurch Neighbourhood Plan

Policy H2: Housing for Hopwood and Rowney Green of the Alvechurch Parish Neighbourhood Plan (APNP) is relevant in the consideration of this application, Policy H2 supports housing developments, subject to several detailed criteria as to their location. This policy states the following:

New housing developments that are well designed will be supported if they show consideration for the Alvechurch Parish Design Statement, meet the other requirements set out in the APNP and the Bromsgrove DP and where development:

- a) Is limited to small residential infill development and maintains the continuity of existing frontage buildings, or is on brownfield land within the built up area of the village where the site is closely surrounded by existing buildings
- b) Is not considered to be back garden development
- c) Is consistent with the character of the locality as outlined in the Alvechurch Parish Design Statement on its pages 29-32
- d) Provides at least one small home with two or fewer bedrooms for every one large dwelling with three or more bedrooms
- e) Is in suitable locations, on small infill plots giving opportunities for some well-designed self-build homes
- f) Is within the built up area and does not involve the outward extension of the village envelope as shown on the adopted Bromsgrove District Plan policies map.

In relation to criterion (a), the proposal for 15 dwellings is not felt to represent a small site, and its location outside of the village envelope cannot be seen as infill. Neither is the proposal on brownfield land as criterion (a) requires.

In terms of criterion (d), the 15 dwellings proposed are split as follows: five 2-bedroomed bungalows (three of which are to be retirement bungalows), six 2-bedroom houses and four

3-bedroom family houses are proposed. The proposed split is considered to comply the policy.

In relation to criterion (e), the site does not represent a small infill plot and is not proposed for self build homes

In relation to criterion (f), the village envelope as defined in the BDP excludes the application site and therefore fails criterion (f). I accept that the boundary as currently drawn does not reflect some more recent developments, including Woodpecker Close, but that development is largely peripheral to the appeal site. I also appreciate that both the BDP and APDP anticipate a need for some settlement boundaries to be adjusted, and that this process is now expected to form part of the BDP Review process that is now under way. But none of these matters changes the factual position, that as things stand, the appeal site is outside the village envelope. The appeal site therefore fails criterion (f).

The boundaries of diverse rural settlements such as Hopwood can in many instances be subjective. The applicant has outlined a Court of Appeal decision which it considers relevant. The Court found that the Inspector was required to consider whether, as a matter of fact on the ground, the site appeared to be in the village; further, that he misdirected himself by accepting the Local Plan as being conclusive as to whether or not the site appeared to be in the village (Julian Wood v. The Secretary of State for Communities and Local Government and Gravesham Borough Council [2015]). In this case the boundaries of diverse rural settlements such as Hopwood are in many instances subjective. However, after visiting the site, neighbouring properties and surrounding fields, it is considered that the site does not appear to be in the village envelope.

This conclusion is further reinforced by the Planning Inspector for 2019 appeal, who concluded in para 9 that:

“... However, the adjacent properties currently mark the edge of the continuous built-up frontage on this side of the road. The appeal site and garden centre are distinct and separate from this. I therefore consider the scheme would extend beyond the edge of the village. Given the scale of the proposal I would consider it to be limited. Notwithstanding this, Policy H2 of the NP requires a site to be within the built-up area and not involve the outward extension of the village envelope. There a number of existing properties located outside this. Nevertheless, the appeal site remains outside the village of Hopwood”.

Policy H6: Providing a Mix of Housing Types and Sizes, outlines that proposal for 10 or more dwellings should seek to achieve the following mix unless viability, market requirements at that time or other material considerations show a robust justification for a different mix:

- a. Overall up to 10% of new dwellings should aim to have 1 bedroom
- b. 40% should aim to have 2 bedrooms with an element of ground floor single level dwellings to meet the needs of the elderly and people with disabilities
- c. 40% should aim to have 3 bedrooms
- d. Up to 10% should aim to have 4 or more bedrooms.

While the proposal does not provide any one bed or four bed dwellings, given the number of 2 and 3 bed units it is broadly consistent with Policy H6.

It is worthwhile to note that Policy H6 is different to Policy BDP 7 Housing mix and density in the Bromsgrove District Plan. That policy requires development proposals to focus on 2 and 3 bedroom dwellings but outlines that on schemes of 10 or more a wider mix of dwelling types may be required. At a split of 45% to 55% between 2/3 bedrooms to 4 bedrooms, it would be considered to broadly comply with this policy.

In conclusion the application site falls outside the types of location supported by either criteria (a) or (f) of Policy H2. As such, the proposed development conflicts with this relevant APNP policy.

Affordable Housing

The definition of affordable housing in the NPPF includes discounted market sales housing which is defined as housing: “sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.” The application includes a draft Section 106 Heads of Terms setting out the eligibility criteria for the affordable housing and how the housing would be retained in perpetuity as affordable. A Viability Statement also accompanies the application which establishes that a 20% discount on market value can be delivered, and therefore the scheme meets the NPPF definition of affordable housing. A Management plan for delivery of discount market homes has been submitted outlining who this would be managed,

Policy BDP8 sets out the Council’s policy on Affordable Housing and when it would be required to be delivered on large sites where the homes are for sale on the open market, and so is not relevant in the determination of this 100% affordable housing application.

Policy BDP9 ‘Rural Exception Sites’ states that exceptionally, affordable housing will be allowed in or on the edge of settlements where a proven local need has been identified. In order to prove this local need, a Local Housing Needs Survey should be provided alongside the application. In this instance, no such Local Housing Needs Survey has been included with the planning application and there is no reference to local need in the Planning Statement accompanying the application. In fact, at para 3.23 of the Planning Statement it is stated:

“the provision of discounted housing market supply in bringing forward a specific provision of starter homes, family homes and downsizing of disability bungalows for the overarching requirements of the market of Bromsgrove District Council, rather than the specific housing need requirements for Hopwood as a village. On this basis it is considered, by way of consideration of the description of rural exception, that the site does not accord with rural exception and as such the exception list brought forward by paragraph 145¹ of the Framework do not apply.”

Therefore by the applicant’s own admission the application does not constitute a rural exception site and as such there is no justification for this proposal within the Green Belt in line with policy BDP9, or with para 149(f) of the NPPF.

¹ The paragraph referred to by the applicant refers to the 2019 NPPF, and is identical to the new paragraph 149 in the 2021 NPPF

The Alvechurch Parish Neighbourhood Plan includes Policy H3: “Affordable Housing on Rural Exception Sites”, which sets out more local requirements for affordable housing within the Green Belt. The emphasis of the policy is on collaboration with the local community, landowners, the Parish Council and the District Council to bring forward suitable sites that respond to very local needs. The lack of a Local Housing Needs Study means that the proposal cannot be seen to be compliant with this policy in the Neighbourhood Plan. A number of other criteria set out when rural exception sites would be supported in principle, including a preference for the redevelopment of brownfield land, sites to be easily accessible to local services and public transport, and the development being appropriate in terms of its scale, character and location to the settlement. With the lack of local services in Hopwood and poor public transport connectivity, the proposal fails to satisfy any of these criteria.

However, criteria h of Policy H3 does state that development will be encouraged if it meets the needs of elderly people and those with disabilities. The inclusion of five bungalows which would be disability compliant, three of which would be retirement bungalows for those aged over 55. The proposal is therefore felt to satisfy this final criterion of Policy H3 but is not compliant with the other seven criteria.

Notwithstanding the above, the application would provide 15 affordable dwellings. I conclude that this element of the scheme is a very significant benefit of the application proposal.

Highways and Accessibility

Policy BDP16: Sustainable Transport taken from the Bromsgrove District Plan requires that *‘Development should comply with the Worcestershire County Council’s Transport policies, design guide and car parking standards, incorporate safe and convenient access and be well related to the wider transport network’*.

No objections are raised subject to the imposition of conditions pertaining to: cycle parking provision; conformity with submitted details; and the provision of an electric vehicle charging facility.

WCC Highways have reviewed the application and have been in discussion with applicant’s transport planner. The site is located in a semi- rural residential location, the site does not benefit from a vehicular access. In the immediate vicinity Ash Lane does not benefit from footpaths or street lighting and no parking restrictions are in force. It is noted that just before and after the Woodpecker Close / Ash Lane junction a grass verge is located on one side of the carriageway for a short distance. It would seem part of this verge is used for parking and possibly walking due to the lane being narrow in places. The site is not located within walking distance of amenities. A bus route and bus stops are located within acceptable walking distance, however no suitable infrastructure (footpaths / street lighting) are available in the immediate vicinity to reach the bus stops without walking in the carriageway.

The lack of street lighting and footpaths in the vicinity will deter journeys on foot particularly in times of darkness and adverse weather conditions. The nearest footpaths for use are located on Woodpecker Close which connects to Ash Lane approx. 70m from the proposed

site access a distance which is deemed to be unacceptable. The site is located off an unclassified lane which narrows in certain sections. Since the main amenities (schools and convenience stores etc.) are not located within walking distance it is unlikely to encourage residents to walk or cycle. The bus service which is within walking distance (350m) provides only two trips in each direction daily (Mon -Fri) which are deemed to be too infrequent. Therefore, I am not satisfied that the bus service that operates would be convenient for the occupiers. Due to the above factors, the trips would become car-based trips which would be unacceptable.

If the thresholds for a site to be located within a sustainable location can be met it should be noted these should be reachable via suitable infrastructure (footpaths and street lighting) which is not the case in this instance.

Ash Lane as previously stated is narrow and at points there are no verges, there are issues with parked cars encroaching into the single carriageway, without the footpath there is no safe walking route for scholars. Additionally, without a safe walking route the bus stops cannot be considered as accessible to any mobility impaired residents of the proposed development.

I therefore find the proposed development to be in an unsustainable location and in order to access even day to day services and facilities the intended future occupiers would have a high reliance on a private motor vehicle. For those that did not have access to such a vehicle, the nearest services and facilities would not be accessible.

In practical terms I consider that the future occupiers of the proposed house would have few alternatives to the use of a private vehicle to meet their day to day requirements such as getting to work and accessing services and facilities. Consequently, the proposal would not limit the need to travel or reduce reliance on the car. This would be at odds with the aim of the Framework to actively manage patterns of growth to promote sustainable transport.

I therefore conclude on this main issue that the proposal would not be a suitable site for development having regard to sustainable patterns of development and access to services and facilities.

Design

Paragraphs 126-136 of the NPPF deal with high quality design and in particular states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

BDP19 of the Bromsgrove District Plan sets a series of criteria by which high quality people focussed space will be achieved. The development proposes two storey semi detached dwellings properties as well as number of bungalows. The final palette of external materials is to be controlled by conditions.

This layout and the overall quantum of development is considered to be appropriate for the site, resulting in plot sizes and spacing which reflects and sits comfortably within the varied pattern and grain of development in the village and surrounding area. The development will result in a density of approximately 11.5 dwellings per hectare.

Taken together, it is considered that the scheme in terms of its layout, plots sizes and spacing is such that the development would not appear cramped and would have spaciousness appropriate to this location.

In terms of scale and height, the proposed dwellings would be a mix of two storey and bungalows. The scale, massing and form of the proposed dwellings are considered to respond appropriately to that of nearby properties, creating a coherent street scene. They would provide a mixture of, semi-detached pairs and detached dwellings which is considered to be acceptable and reflective of the character of the area.

The design of the individual house-types is considered to be of in line with Alvechurch design guidance and subject to securing suitable materials, it is considered the proposals would have sufficient regard to the character of the area.

Overall, it is concluded that the proposals, both in terms of layout, scale and appearance, would – subject to the recommended conditions - achieve a development appropriate to the character of the area and the transitional edge of settlement location of the site. The proposal is therefore considered to comply with policies BDP19 and the provisions of “good design” in the NPPF.

Open space

The proposed layout plan shows the provision of over 4,000 square metres of formal public open space located to the north of the site adjacent. This accords with the requirement for on-site open space provision as set out in SPG11. The open spaces aspect utilises the natural topography of the site. The applicant intends to manage and maintain the on-site open space through a management company. This could be secured through the Section 106 Agreement.

Residential amenity

The development will change the outlook for a number of nearby residential properties and alter the way that they experience the site. It will increase the level of noise in the area, but in the context of the site, this is not considered to be at a level that would lead to any significant harm to the residential amenity of these nearby neighbouring occupiers. Overall, the development is not considered to result in significant harm to the residential amenity of the neighbouring occupiers

Other matters

Issues relating to trees, ecology, noise and drainage are all considered to be acceptable subject to conditions.

Planning obligations

In accordance with Paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved.

The obligation in this case would cover:

- The provision of 15 affordable dwellings on the site
- Highway Infrastructure Delivery Plan contributions tbc
- £10,737 towards school transport
- £4500 towards community transport
- £52.24 contribution for refuse and re-cycling bins per dwelling
- A financial contribution of £5,681 towards Herefordshire and Worcestershire CCG
- A financial contribution of towards £8,231.58 NHS Worcestershire Acute Hospitals Trust
- The management and maintenance of the on site open space
- The management and maintenance of the on site SuDs facilities
- A Section 106 monitoring fee TBC

Applicants Case

The applicant in their planning statement considers that there will be a moderate loss of openness.

The proposal brings forward the provision of 15 dwellings within a location where it has been determined, by way of recent appeal decisions and the Council's own determination, that the Council have a substantial shortfall with regard to their 5 year housing supply provision. Considering the weight prescribed to the provision of housing in meeting a shortfall, within the Whitford Road appeal decision (APP/P1805/W/20/3245111), it can be concluded that very significant and substantial weight should be given to the contribution of 15 dwellings in a location that is undersupplied with regard its requirements.

The proposal will bring forward a 100% affordable housing scheme. As such very significant weight should be given to the contribution of the proposal towards affordable housing provision within the borough, in meeting the definition of affordable housing within the Framework.

The housing mix proposed brings forward a provision of starter homes, downsizing retirement properties, disability compliant properties and some family housing. In the absence of any other defined allocation for the delivery of such development within Hopwood, Alvechurch or a plan of delivery to address the shortfall by the District it is considered that substantial and significant weight should be given to the housing mix sought to be implemented within this scheme.

The proposal will also bring forward the provision of designated open space, that which takes up over half of the application boundary area, for the direct benefit of all residents within Hopwood, wherein it is considered there is a short fall of designated open space with a specific provision of attention paid towards facilities for young children and that very significant weight should be given towards benefits in this regard.

The proposal brings forward an architectural design that provides a good quality provision of housing and a beneficial impact upon the character and appearance of the area, by taking into consideration the existing streetscene pattern associated with Ash Lane and by way of its design "opening up" the site for the direct benefit of the local community. It is

considered in architectural terms that the proposal is of a high quality and moderate beneficial weight is given to the proposal in this regard.

Further to this standard, moderate weight should be given to the socio economic benefits associated with a development of this size and by way of the retention and enhancement of the wetland pond area to the western most extent of the site, the proposal increases the quality of biodiversity treatments within the site for the benefit of protected species.

In conclusion the applicant argues that the application and policies within the Framework that protect areas or assets of particular importance do not provide a clear reason for refusing the proposed development. Paragraph 11d(i) does not apply. There are no adverse effects that would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as whole, given that the matters of weight above taken together provide other consideration that the proposal clearly outweighs the harm identified and amounts to the very special circumstances necessary to justify the proposal.

Planning Balance

In terms of the weight to the housing land supply situation, the greater the shortfall the greater the weight². Bromsgrove District Council can only demonstrate a 4.8 year supply. and in such a context, mindful that the NPPF seeks to boost significantly the supply of housing land, for this number of dwellings I afford significant weight to the contribution to housing land supply. The proposed affordable housing units is a public benefit that attracts significant weight in favour.

Economic benefits arising primarily relate to direct and indirect jobs, and the longer-term boost to local spending power. This could arise from any similar development but that does not detract from the fact that this particular development would offer such benefits, some of which would be temporary and short term, but others would be longer lasting and permanent. However, the application proposal does seek to address existing housing needs in the Bromsgrove District. Consequently, the additional economic benefit that would arise overall attracts limited weight.

The potential biodiversity by way of the retention and enhancement of the wetland pond area to the western most extent of the site are considered a benefit which attracts moderate weight.

The applicant has also advanced that significant weight should be given to the housing mix sought to be implemented within this scheme and the opening up of the site is of a moderate benefit. There are no conflicts with local and national planning policies in these regards, subject to the imposition of the planning conditions or legal agreement. However, the application submission does not convince me that any of these would constitute benefits of the scheme over and above securing a satisfactory development in line with policy.

While a number of planning obligations have been agreed, these are mitigation for the impacts of the development. The absence of harm in terms of other normal development management matters weighs neutrally in the planning balance.

² Langton Homes Ltd v Secretary of State for Communities and Local Government [2014] EWHC 487 (Admin)

Conclusion

The Framework and Policy BDP4, is clear that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In considering such a proposal, the Framework is clear that substantial weight should be given to any harm to the Green Belt.

The proposal would be inappropriate development in the Green Belt, causing substantial harm to openness. I have also identified harm to three of the purposes of the Green Belt and non-Green Belt harm in terms of the scheme being contrary to the Alvechurch Neighbourhood plan and the proposal would fail to provide a suitable site for development having regard to sustainable patterns of development and access to services and facilities and so would result in limited harm in this regard, which add further weight against.

In this case there are clearly considerations that push and pull in both directions. In this case there are considerations that weigh heavily in favour of this proposal in terms of the Government's objective of 'significantly' boosting the supply of housing and providing affordable housing and there would also be other less significant economic and environmental benefits as set out above. Set against this, the Government also attaches great importance to Green Belt and the Framework requires substantial weight to be given to any Green Belt harm.

Overall, it is judged that the other considerations do not clearly outweigh the totality of harm to the Green Belt, by reason of inappropriateness, through its substantial harm to openness, conflict with 3 of the 5 purposes of including land in the Green Belt and the environmental harm caused by its location. Consequently, the very special circumstances necessary to justify the development do not exist.

As the Council cannot demonstrate a 5 year housing land supply, Paragraph 11 (d) of the Framework indicates that permission should be granted, unless the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed. The application of Green Belt policy provides that to be the case here. As such, the proposal would not be the sustainable development for which Paragraph 11 of the Framework indicates a presumption in favour.

In summary therefore, in this particular case the other material considerations, including the identified benefits to the supply of housing in the area and the provision of affordable housing scheme, do not justify allowing the application given the harm that has been identified and the resulting conflict with the development plan when taken as a whole.

Having considered all other matters raised, I therefore conclude that the application should be refused.

RECOMMENDATION: That planning permission be **Refused**

1. The site is located outside a defined village envelope within an area identified within the Development Plan as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal

does not meet any of the policy criteria specified at Policy BDP4 of the Bromsgrove District Plan (BDP) or at Paragraph 149 of the National Planning Policy Framework 2021 (NPPF) and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt. The proposal would also result in a detrimental impact on openness of the Green Belt due to its scale and location and conflict with the Green Belt's purposes, as identified in NPPF paragraph 138. No very special circumstances exist or have been put forward to clearly outweigh the significant harm caused to the Green Belt. As such the proposal is considered to be contrary to Policy BDP4 of the Bromsgrove District Plan and the provisions of the Alvechurch Neighbourhood Plan and the National Planning Policy Framework.

2. The proposed development by reason of its distance from essential services, job opportunities and public transport links in addition to a lack of adequate footway provision and street lighting would mean that future occupiers would be reliant upon motor vehicles as a means of transport. As such it would result in an unsustainable form of development. The proposal would therefore be contrary to Policies BDP.1 and BDP.16 of the Bromsgrove District Plan and Paragraphs 8, 108 and 110 of the NPPF.
3. The proposed development is neither in the built up area of the village of Hopwood where it is closely surrounded by existing buildings and is outside the current settlement limit boundaries of the village of Hopwood. A development in this location of the size proposed would therefore be contrary to Alvechurch Neighbourhood Plan Policy H2 criteria a and f.
4. The lack of a formal agreement to contribute towards the various financial contributions required to mitigate the impacts of the development is contrary to the requirements of Policies BDP6 of the Bromsgrove District Plan. The proposed development would result in an increase in the demand on local facilities with no compensation or enhancement of existing facilities, thus resulting in harm to the wider community around the site. Contrary to Paragraph 57 of the NPPF the applicant has failed to enter into a S106 agreement to mitigate these impacts.

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

21/00872/FUL

Land Between the Croft And Hopwood Garden Centre,
Ash Lane, Alvechurch, Worcestershire, B48 7TT

Construction of No. 15 affordable (Discounted Market Sales Housing) dwellings including No. 3 retirement bungalows with associated provision for car parking, open space, landscaping and infrastructure works

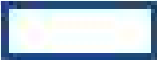
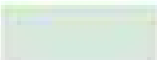
Recommendation: Refuse

Site Location Plan



District Plan Map



-  Village Envelopes BDP4
-  Green Belt BDP4

Satellite View



View of site from Ash Lane



The Croft



Existing Access from Ash Lane



View of site from Hopwood Garden Centre Access





Hopwood Garden Centre



Existing Site







Proposed Layout



Page 134

LEGEND NEW AREAS

-  2B4P (6no. PLOTS)
-  3B5P (4no. PLOTS)
-  2B3P BUNGALOW (4no. PLOTS)
-  2B3P CORNER BUNGALOW (1no. PLOTS)

TOTAL PLOTS 15NO.

Enlarged Proposed Site Layout

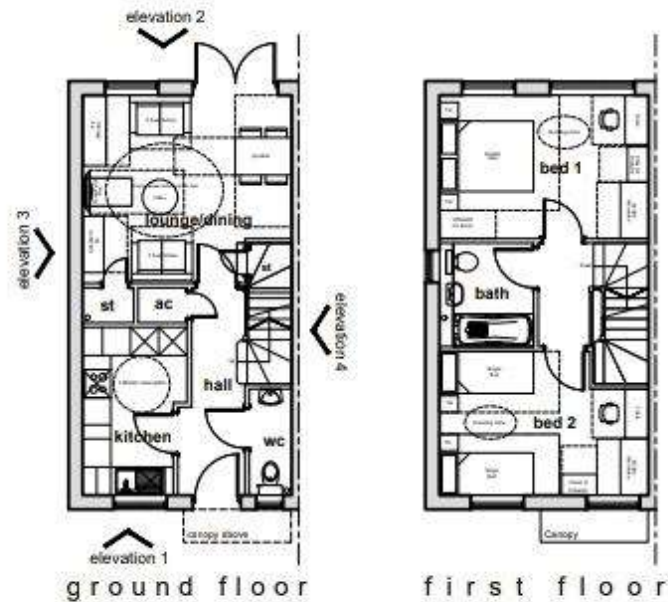
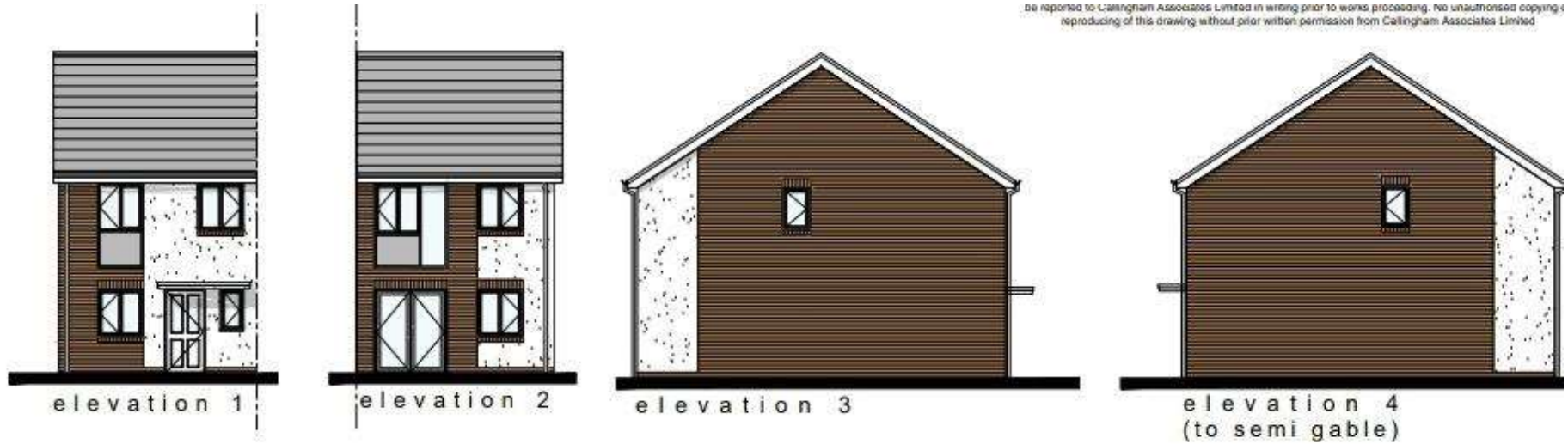


Enlarged Proposed Site Layout



Proposed Dwellings

Be reported to Callingham Associates Limited in writing prior to works proceeding. No unauthorised copying or reproducing of this drawing without prior written permission from Callingham Associates Limited



2 bed 4 person house type

materials key

-  Concrete interlocking tiles
-  Red facing brickwork
-  spandrel panels to LPA approval
-  White through colour silicon render.
-  GRP canopies
-  Grey windows.



2 Heasall Lane, Coventry, CV5 6DR, tel: 024 7601 3875
also at 1 Chapel Street, Warwick, CV34 4HL
t: 01827 405 095 - f: 01827 405 022
e: andy@callingham-associates.co.uk
www.callingham-associates.co.uk

**PROPOSED REDEVELOPMENT
HOPWOOD
ASH LANE**

HOUSE TYPES 2B4P

scale: 1:100@A3 date: Jan 21 drawn by: S
org: **1005-PL2** checked by: CC



elevation 1



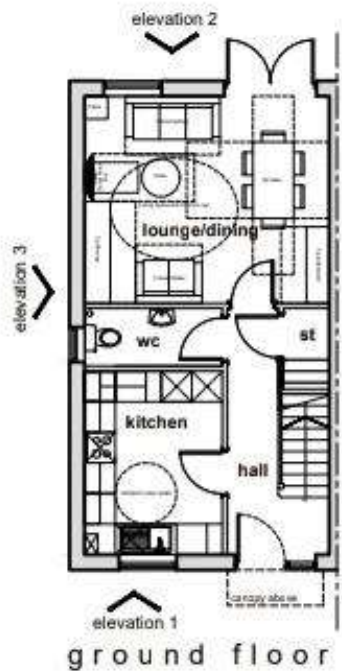
elevation 2



elevation 3



elevation 4
(to semi gable)







ground floor



first floor

3 bed 5 person house type

materials key

-  Concrete interlocking tiles
-  Red facing brickwork
-  spandrel panels to LPA approval
-  White through colour silicon render.
-  GRP canopies
-  Grey windows.



2 Hessel Lane, Coventry, CV5 6QR, tel: 024 7671 3073
 also at 1 Chapel Street, Warwick, CV34 4HL
 t: 01926 402205 - f: 01926 405623
 e: architect@callingham-associates.co.uk
 www.callingham-associates.co.uk

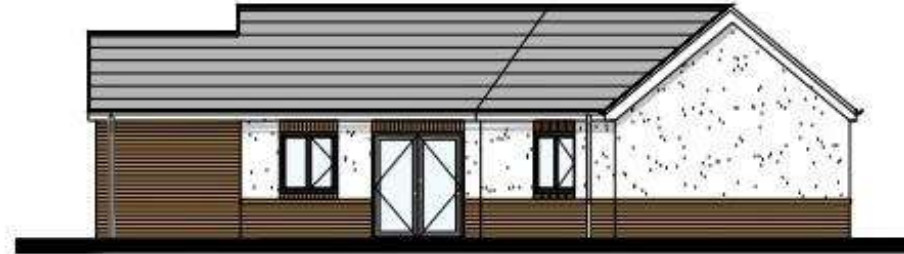
**PROPOSED REDEVELOPMENT
 HOPWOOD
 ASH LANE**

HOUSE TYPES 3B5P

scale: 1:100 @ A3 date: Jan 21 drawn by: S
 drg: **1005-PL3** checked by: CC



elevation 1



elevation 2



elevation 3

materials key

-  Concrete interlocking tiles
-  Red facing brickwork
-  spandrel panels to LPA approval
-  White through colour silicon render.
-  GRP canopies
-  Grey windows.



3 Heasall Lane, Coventry, CV5 6QR, tel: 024 7671 9875
also at: 1 Chapel Street, Warwick, CV34 4RL,
t: 01925 405295 - f: 01926 405232
e: architect@callingham-associates.co.uk
www.callingham-associates.co.uk

PROPOSED REDEVELOPMENT
HOPWOOD
ASH LANE

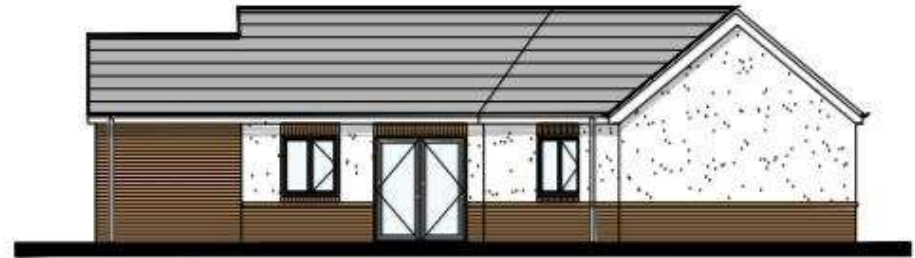
HOUSE TYPES 2B3P BUNGALOW

scale: 1:100@A3 date: Jan 21 drawn by: S
drg: **1005-PL5** checked by: CC

2 bed 3 person house type bungalow



elevation 1



elevation 2



elevation 3



floor plan

elevation 1

elevation 3

materials key

-  Concrete interlocking tiles
-  Red facing brickwork
-  spandrel panels to LPA approval
-  White through colour silicon render.
-  GRP canopies
-  Grey windows.



2 Fossewell Lane, Coventry, CV5 6QR, tel: 024 7671 4400 or 1 Chapel Street, Warwick, CV34 4EJ.
t: 01826 405595 - f: 01826 409002
e: architect@callingham-associates.co.uk
www.callingham-associates.co.uk

**PROPOSED REDEVELOPMENT
HOPWOOD
ASH LANE**

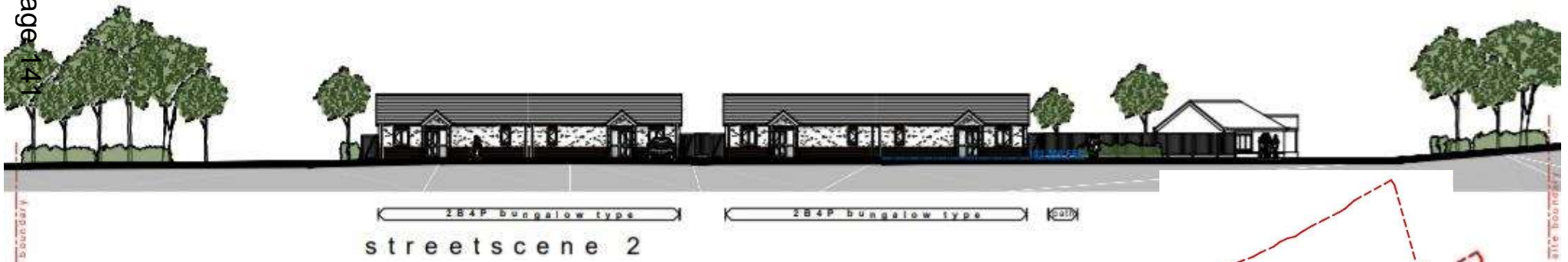
HOUSE TYPES 2B3P BUN
scale: 1:100@A3 date: Jan 21
drg: **1005-PL5**

2 bed 3 person house type bungalow

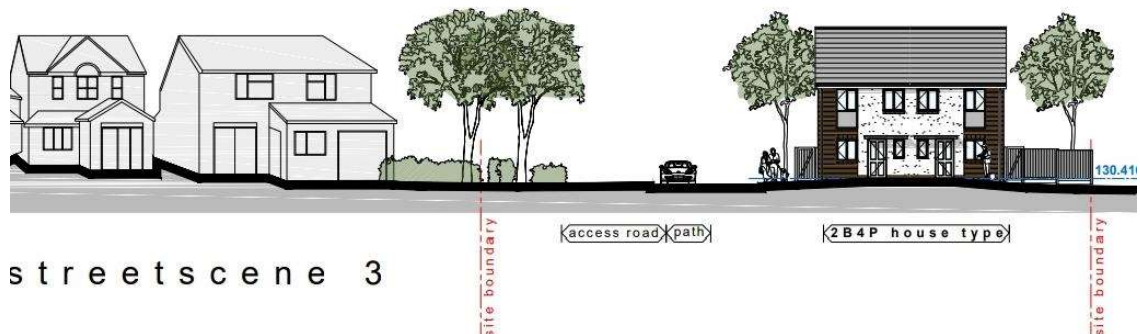
Proposed Streetscene



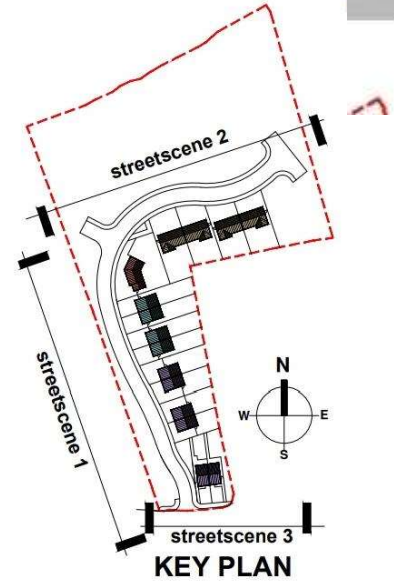
streetscene 1



streetscene 2

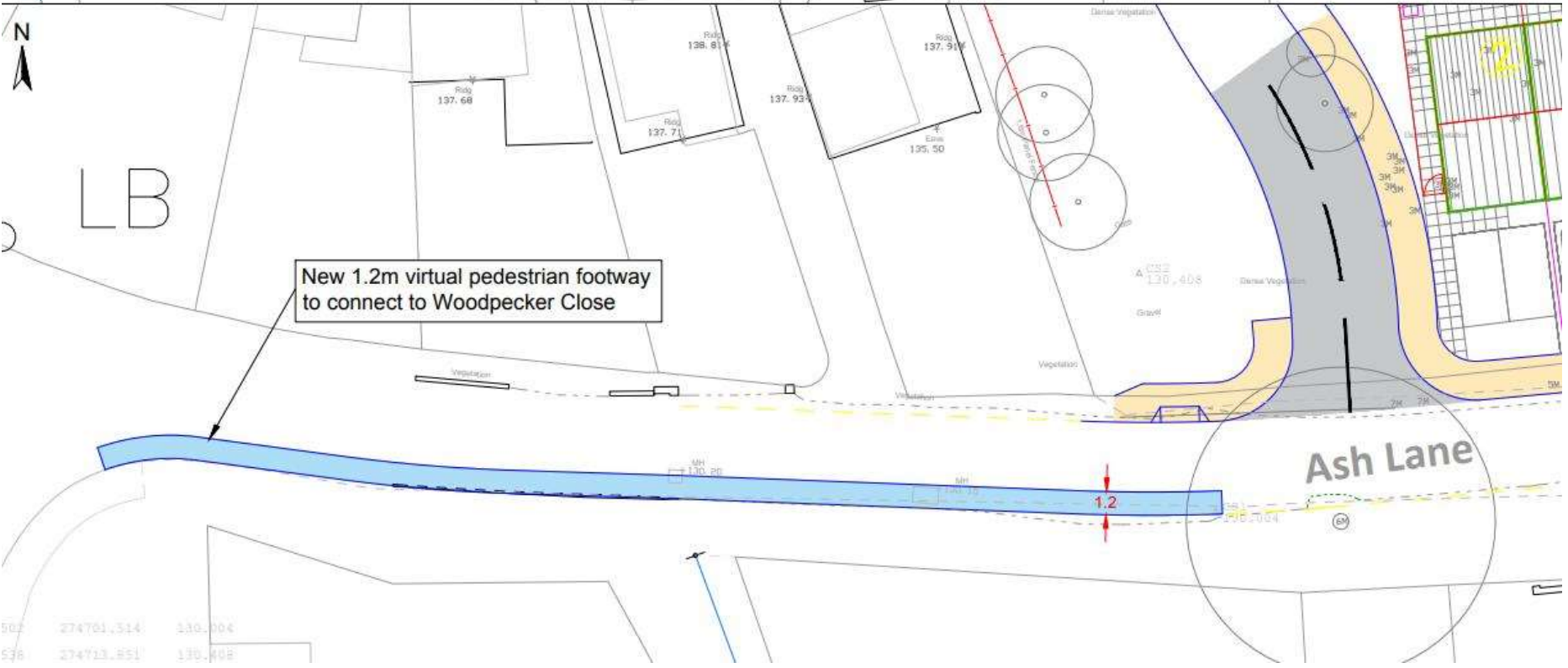


streetscene 3



KEY PLAN

Proposed Access



| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|--------------------|--|-------------|-----------------------------------|
| Mr Peter Whittaker | Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ | | 21/01754/FUL & 21/01755/LBC |

This application is being reported to the Planning Committee for consideration because the applicant is a Bromsgrove District Council councillor.

RECOMMENDATION: That planning permission and Listed Building consent be **GRANTED**

Consultations

Tutnall And Cobley Parish Council

Tutnall and Cobley Parish Council supports this application as it preserves and brings into use these beautiful buildings. However, the Main route to access site through Burcot needed looking at as it could cause chaos. Access should be via main road through Foxlydiate.

Highways - Bromsgrove

The site is located in a rural and unsustainable location off a classified road, the site benefits from an existing vehicular access. Stoney Lane benefits from no footpaths, street lighting or parking restrictions. The site is not located within walking distance of amenities, bus route / bus stops.

It is noted Planning permission and listed building consent was granted in February 2017 (ref 161028 and 161029) and those permissions have now lapsed and that this application is a resubmission of the previously approved schemes. However, it should be noted with regards to sustainability for the proposed residential dwelling when the original application was submitted in 2017 sustainability was not considered to be a major reason for refusal but with the recent policy changes this has become a reason for refusal.

North Worcestershire Water Management

No objection subject to conditions

Conservation Officer

No objection subject to conditions

Worcestershire Archive and Archaeological Service

No objection. An Archaeological investigation at Stoney Lane Farm (a Level 3 Historic Building Recording) was conditioned as part of planning application 16/1028 (conditions 14 and 15). A WSI for the works was submitted by Ambrey Archaeology and approved in January 2021.

WRS - Contaminated Land

No objection subject to a Reporting of Unexpected Contamination condition.

CPRE

I do not want to object to the principle of converting this existing farmstead to new uses. The archaeological report makes clear that some of the buildings are of historic interest and should be preserved. This size of the timbers suggests to me a 17th century date, rather than 18th, before finery forges were built at Ipsley and Redditch in the late 17th century, or at least not long after. Finding a new use for redundant historical buildings is often the best solution.

Nevertheless, I am concerned about some of the details of what is proposed:

- This district is short on housing land, so that a conversion to houses, rather than holiday accommodation would have been better. While there is scope for tourist accommodation in many places, Bromsgrove is not a major tourist area, so that I would question whether there is a need for more.
- This is in a rural area where there is little public transport. This means that most households will have two cars. Accordingly, the car parking provision is inadequate: the WCC car parking standards should be complied with on the basis that the buildings will become houses.

There have been many barn conversions in this area, commonly to houses, and I do not see why this should be different.

Public Consultation

21/01754/FUL

8 letters were originally sent to neighbours 02.12.2021 expired 26.12.2021

Press advert 10.12.2021 expired 27.12.2021.

Site notice displayed 03.12.2021 expired 27.12.2021

21/01755/LBC

Press advert 10.12.2021 expired 27.12.2021.

Site notice displayed 03.12.2021 expired 27.12.2021

No public comments were received regarding either of these applications.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
 BDP2 Settlement Hierarchy
 BDP4 Green Belt
 BDP7 Housing Mix and Density
 BDP12 Sustainable Communities
 BDP13 New Employment Development
 BDP15 Rural Renaissance
 BDP16 Sustainable Transport
 BDP19 High Quality Design
 BDP20 Managing the Historic Environment
 BDP21 Natural Environment
 BDP23 Water Management
 BDP 25 Health and Well Being

Others

Bromsgrove High Quality Design SPD
 NPPF National Planning Policy Framework (2021)
 NPPG National Planning Practice Guidance
 National Design Guide

Relevant Planning History

| | | | |
|---------|---|----------|------------|
| 16/1028 | Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot | Approved | 15.02.2017 |
| 16/1029 | Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot: Listed Building Consent | Approved | 15.05.2017 |

There is extensive planning history related to the agricultural use and associated buildings at Stoney Lane Farm, but these are not reported here given this history is not relevant to the applications under consideration.

Assessment of Proposal

The site and its surroundings

Stoney Lane Farm consists of a group of buildings comprising a Grade II listed Georgian farmhouse, connected to a 18th century timber-framed barn, a single storey range of 19th century brick barns and a separate brick dovecote. Gardens associated with the farmhouse extend to the west and south, demarcated by a stone ha-ha on the west; these lead onto to agricultural land to the west and south mainly laid to grazing pasture. A courtyard to the east of the house is formed with a timber-framed range on the roadside and brick barns to the south.

The dwelling was substantially increased in size at the end of the 19th Century by a two storey brick service wing on its north-east side. It was at this date that an enclosed brick porch was added encasing the original door case. Later alterations include the construction of a bay window to the south elevation, and a covered link to the adjacent barn/stables.

To the south east of the dwelling linked by a high wall which separates the garden from the courtyard, is a dovecote. It is substantially brick built off a sandstone base and originally had a pyramidal roof with cupola, but this is now missing. Nesting boxes built to the brickwork. The original low entrance into the dovecote was on the east side but this has been blocked and new openings formed on the north elevation. Built against the south elevation is a brick privy. The date of the dovecote would appear to pre-date that of the house it is built in a relatively thin handmade brick suggesting a construction dating to the mid-18th century.

The roadside barns incorporate the earliest structure on the site and suggests that the present dwelling replaced an earlier house on the site. Its date is likely to be late 17th century. The core of this range is a two bay timber framed barn of box frame construction, built off a sandstone plinth, now with brick infill panels and with a clay tiled roof. At the east end is a single bay built against the south wall also originally of framed construction, off a stone plinth but now substantially reconstructed in brick. At the end of the 19th century the barn was extended west alongside the road from which point there was a wide cart access. In the first quarter of the 20th century a further two storey brick bay was added at the west end of this range extending south, and subsequently the two rear bays were linked by a lean-to outshut.

The south range of outbuildings were constructed during the second half of the 19th century in two phases. These consist of a cart shed and stores to the east with slightly later coach house, stables and tack room to the west. They are of brick construction beneath a natural slate covered roof.

Stoney Lane Farmhouse is a designated Grade II Listed Building (date of listing: 16 July 1986). The buildings and structures surrounding the farmhouse as detailed above are Grade II curtilage listed.

The site is located in the Green Belt.

Proposed Development

It is proposed that the main farmhouse and adjoining barns will be converted and used for holiday lets, and the separate rear barns converted to form a single dwelling. The development will be in the form of:

- Unit 1 Seven double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for at least 14 people.
- Unit 2 Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
(Unit 1 and 2 are interlinked to provide a larger unit for larger parties).
- Unit 3A Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
- Unit 3B One double bedroom, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 2 people.
- Unit 3C Two double bedrooms, living, dining, kitchen and bathroom facilities providing holiday let accommodation for 4 people.
- Unit 4 Two double bedrooms, living, dining, kitchen and bathroom facilities forming a single dwelling.

The dovecote will be restored including the reconstruction of its original pyramidal form roof and will be used as shared storage for Unit 2 and 4.

The works include internal reconfiguration works, to include the insertion of new door openings, the blocking and re-opening of existing door openings and the formation of partitions to form en-suite bathrooms. Existing window openings are proposed to be reused, renewed and blocked openings re-used. Several new external openings are proposed. The later brick porch on the west elevation of the farmhouse will be removed to reveal the original timber door surround.

The full extent of the internal and external works to the farmhouse and the barns are detailed in Section 6 of the submitted Design and Access Statement.

The dovecote will be restored including the reconstruction of its original pyramidal form roof and will be used as shared storage for Units 2 and 4.

The scheme also proposes a new vehicular access to the west from the access track leading off Stoney Lane (currently serving 1-3 Stoney Lane Cottages) across a field to an area that will form a designated parking for eight vehicles (serving Unit 1 and Unit 2). Five parking spaces are proposed within the courtyard to serve Unit 3A, 3B, 3C and Unit 4. The access track and parking area will remain grassed as existing, with grass reinforcement mesh underneath the surface.

Assessment of Proposal

The main issues are considered to be the following:

Heritage Matters

Green Belt

Design

The impact on the amenity of adjacent occupiers

Highway implications

Tree and landscaping

Ecological and biodiversity

Drainage issues

Heritage Matters

Stoney Lane Farm comprises an early 19th century farmhouse with a later 19th rear wing, and a range of barns to the rear. Adjacent to the road is a 17th century timber framed barn with later 19th additions to the south west, in addition there is a mid 19th century range of barns to the south east on the opposite side of the rear farmyard. To the south east of the main farmhouse is stone dovecot. The buildings are described in some detail in the statement of significance. All the buildings are currently redundant and in a deteriorating condition, especially the barns adjacent to the road. Some stabilisation works were carried out following the approval of the previous applications but not completed, so the roof has been partially removed from the barn adjacent to the road and the rear of the house.

Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is supported by the Historic Environment policies in BDP20 of the Bromsgrove District Plan, which, amongst other things, state that development affecting heritage assets, should not have a detrimental impact on the character, appearance or significance of the heritage asset or heritage assets. In addition, guidance in the NPPF at paragraphs 194-198 must also be considered.

In relation to the proposed development for the restoration and re-use of this group of buildings. The Conservation Officer raises no objection to the principle of converting the barns to holiday/residential accommodation. The previous approved scheme was supported after extensive discussion with the applicant and his architect at the time of these applications.

Taking all these matters into account, it is considered that the proposal will comply with the policies of the development plan, NPPF and the Planning Act as referenced above.

Green Belt

Paragraph 149 of the Framework lists exceptions to inappropriate development within the Green Belt and in doing so states that any alteration to a building is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. Reinstating the dovecote roof and the roof to the roadside barn would

not alter the original size of these structures. The single storey extension to Unit Four is proportionate. These aspects of the scheme would therefore meet the exception listed by Paragraph 149.

Policy BDP15.1 (c) states that the Council will support proposals that satisfy the social and economic needs of rural communities by encouraging the conversion of suitably located/constructed buildings. Paragraph 150 of the Framework lists other exceptions; the most relevant to the proposed development being the re-use of buildings, including any associated uses of land, provided that the buildings are of a permanent and substantial construction and subject to the openness of the Green Belt being preserved and the development not conflicting with the purposes of including land within it.

The farmhouse and single storey barn are in good condition and do not require substantial structural remedial repairs. I therefore consider these structures to be of a permanent and substantial construction.

The two-storey barn adjacent to Stoney Lane is not in a good condition and is in a relatively dilapidated state. Whilst I note the central and north-western section of the roof are intact, it is clearly missing from the south-western end of the building. The failure of the roof has caused significant problems. Whilst the crux frame within the roof can be salvaged as could part of the roof to the left-hand side front elevation, the rear and the lean-to structure have deteriorated to such a point that this cannot be used, and the roof will require re-building. The submitted Structural Report comments that work is required to the timber framing to provide a tie between the roof elements, particularly to the roadside where the joints show signs of failure. The re-building of brickwork will be necessary in some of the panels. Given these circumstances whilst I am of the view that the two-storey barn is permanent, it clearly fails to be of substantial construction.

The formation of the proposed vehicular access and area for parking to the west would constitute engineering operations. Paragraph 150 of the Framework lists engineering operations as an exception to inappropriate development within the Green Belt, provided that the openness of the Green Belt is preserved, and the development does not conflict with the purposes of including land within it. I raise no issue with the creation of a domestic garden to serve Unit 4. This utilises a clearly defined area of land to the south with robust boundaries. Similarly, I raise no issue over the courtyard garden area serving Unit 4 and a proportion of the parking provision serving the scheme given the presence of existing hardstanding and the enclosure of this aspect of this site. Whilst I appreciate that the access track and parking area would be re-turfed following the installation of the membrane grid solution, the use of the track and the associated formal layout of eight parked vehicles would have an obvious physical and visual impact. Inevitably there would be several activities and vehicle movements associated with the proposed development, not least in association with the comings and goings of customers and the manoeuvring and delivery of supplies beyond that expected from the domestic use of Stoney Lane Farmhouse. Altogether, the proposed development would intensify the activities on the site which in turn would be harmful to the openness of the Green Belt.

I am therefore of the view that the access and parking arrangements would conflict with one of the purposes of including land within the Green Belt by virtue of not safeguarding the countryside from encroachment. The proposed development would also result in a loss of openness, contrary to paragraph 149 of the Framework which seeks to keep land

permanently open. In this respect, I am of the view that the parking and access aspect of the scheme, together with the associated re-use of buildings (given the condition of the roadside barns) would be inappropriate development in the Green Belt and therefore contrary to the Framework. Paragraph 148 of the Framework states that substantial weight should be given to any harm to the Green Belt. For this reason, the proposal would be contrary to the NPPF.

Paragraph 147 of the Framework states that inappropriate development, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.

Green Belt Very Special Circumstances

As outlined above the scheme will lead to the re-use of the Grade II Listed farmhouse and the associated Grade II curtilage listed buildings. The Conservation Officer is supportive of the scheme and clearly wishes to see the buildings repaired and back in use. The significance of the buildings as key components in the County's historic environment is also recognised by the Worcestershire Historic Farmstead Characterisation Project.

The barns facing Stoney Lane are particularly at risk from further deterioration. The proposal will repair and renovate this nationally and locally important suite of Grade II Listed buildings and secure their future by having a new use. The evolution of the site is significant. The group of buildings have merit collectively and I consider that this cohesiveness is retained and maintained. Policy BDP20.5 states that in considering such applications regard will be paid to the desirability of securing the retention, restoration, maintenance and continued use of heritage assets, with support for the sensitive reuse of redundant historic buildings. The Policy makes specific reference to the encouragement of proposals which provide for a sustainable future for heritage assets, particularly those at risk. These are important factors that weigh in favour of the proposals. This is further reinforced by Paragraph 197 of the Framework.

The scheme will also lead to the employment of two people and a more general benefit via tourism and leisure opportunities which would result in capital investment which could in turn benefit and help diversify the local rural economy.

Paragraph 84 of the NPPF supports economic growth in rural areas to create jobs and prosperity. The development and diversification of agricultural businesses is encouraged by this paragraph of the NPPF. The BDP supports economic development in rural areas through policy BDP15 Rural Renaissance and specifically references rural diversification schemes and the reuse of historic farmsteads to promote them as assets in the landscape. These are factors pertinent to this application.

In terms of the access and parking arrangements, Members will note that no new surfacing is proposed to serve either the access route or the parking area itself. I accept that whilst the access and parking provision may not seriously impinge on the openness of this part of the Green Belt or adversely affect the rural character or appearance of the locality per se, the unrestricted coming and goings of customers using the access and the use of the designated parking area by different vehicles will have an impact on the openness of the Green Belt. I have carefully considered this aspect of the scheme. It is

my view that in the balancing exercise, the access and parking proposals is integral to providing the designated heritage asset with a new use and ultimately a future. An appropriate soft and hard landscaping scheme and external lighting scheme has accompanied the scheme that has been sensitively designed to reduce the impact of this aspect of the scheme.

I am of the view that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt is clearly outweighed by the benefits identified. This amounts to the very special circumstances necessary to justify the proposal

Design

BDP19 of the Bromsgrove District Plan sets a series of criteria by which high quality people focussed space will be achieved. Paragraphs 126-136 of the NPPF deal with high quality design and in particular states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is noted that the character of the existing buildings is retained. There is an element of new internal and external openings being proposed, but most existing openings are proposed to be used or re-used. The removal of the existing porch to the western elevation of the farmhouse is considered acceptable. As such the conversion scheme has been sensitively approached and is respectful of the historic origins and character of the buildings.

The scheme will fit into the context of the immediate and wider rural landscape and reinstate the grandeur of the farmhouse and the associated barns in this prominent location.

Impact on the Amenity of Adjacent Occupiers

The new use would not lead to any adverse impact on residential amenity.

Highway Implications

Worcestershire County Council as Highway Authority have considered and provided comprehensive responses to the development proposal.

The objection is noted with respect to the sustainability of the location of the site and this is discussed in further detail below.

The scheme proposes two elements of parking. The courtyard will accommodate five spaces (including two spaces to serve the residential dwelling) and will be accessed via the existing entrance leading onto Stoney Lane. Eight spaces are proposed to be located to the south of the farmhouse. These will be accessed via a new vehicular access to the west from the access track leading off Stoney Lane (currently serving 1-3 Stoney Lane Cottages). The existing track currently serving Stoney Lane Cottages is proposed to be widened on the east side by approximately 7 metres.

Worcestershire Highways has raised some concern regarding parking provision, in particular the country yard parking area, however given the size of these units and they intended operation that there is sufficient parking provided. Subject to suitable conditions relating to the securing of suitable visibility splays, access, turning and parking details and a construction management plan it is considered highways matters are acceptable.

Sustainable Location

It is noted that the matter as to whether the site lies in a sustainable location has been noted by the Highway Authority and an objection is raised to the proposal on this basis. They are of the opinion that the short comings of the site to encourage sustainable travel will result in a reliance on the use of private vehicles, which is considered to represent unsustainable development.

Officers are mindful of the location of the site outside of any village envelope where development could ordinarily be considered acceptable having regard to sustainability matters alone.

The application site is remote from services and facilities and has very limited opportunities in relation to public transportation. Future customers would therefore be reliant on the private car to access these. Nonetheless, the applicant is seeking to operate the units as holiday lets. In this regard I am mindful that the NPPF is supportive of sustainable rural tourism, whilst paragraph 105 states that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Occupation for holiday letting purposes could be controlled by a suitably worded condition restricting permanent occupation.

The proposal also includes the formation of a new two-bedroom dwelling through the conversion of the south range of barns. Paragraph 79 of the NPPF advises that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 80 goes onto state that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting

I am of the view that the new dwelling complies with these requirements and in principle is acceptable.

Taking all these matters into account, whilst the site has some shortcomings with respect to its location, the development is not considered to be wholly unsustainable having regard to policies contained within the NPPF and the Development Plan.

Landscaping

The scheme includes hard and soft landscaping, including a new flagstone path to the front of the farmhouse, a more formal courtyard garden to the rear of the farmhouse with

structural box hedging planting and a 1.5-metre-high boundary wall within the existing courtyard to provide the new dwelling with privacy. A 1.2-metre-high estate fence will sit to the south of the access track across the field. A new hedge is proposed on the eastern side of the new access track.

The courtyard is proposed to be laid with blue brick pavers. The planting regime to the west will serve to filter views both of and toward the site, to the benefit of future users of the site and the wider rural landscape. The black finish estate fencing to the access track and parking area reinforces the agricultural context of the site.

Drainage

The proposed development site is situated in the catchment of Batchley Brook and Hewell Stream. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding, based on the EA's flood mapping risk, is indicated on the site. There is also history of highways flooding back in 2015.

NWWM have no objection subject to drainage conditions regarding a drainage plan and infiltration test regarding the proposed use of a soakaway.

Ecological and Biodiversity Issues

A Preliminary Bat Roost Assessment (incorporating bird activity) has accompanied the application. The report concludes that the proposals are not considered to have potential to result in an offence under either the Wildlife and Countryside Act 1981 (as amended) or the Conservation of Habitats and Species (EU Exit) (Amendment) Regulations 2019 in respect of bats.

Barn 4 does have limited potential for roosting bats, any removal of the roof of this structure should be informed by a pre-commencement emergence survey carried out as close to the date of works. The report makes several other recommendations and enhancement measures to be implemented. Subject to the inclusion of a planning condition ecological matters are considered acceptable.

Conclusions

The proposed development would be inappropriate development in the Green Belt and would harm openness. The Framework establishes that substantial weight should be given to any harm to the Green Belt. It would also be harmful to the character and appearance of the area and would not represent a suitable location for the proposed development. Very special circumstances will not exist unless the harm to the Green Belt and any other harm are clearly outweighed by other considerations.

I am of the view that the substantial weight given to the harm arising from inappropriate development and its effect on the openness of the Green Belt is clearly outweighed by the benefits identified earlier in this report. The sensitive and positive approach to the conversion of an important group of heritage assets that respects the historic context and surrounding rural landscape, the implementation of new hard and soft landscaping and

the benefits of tourism and leisure gain that contribute to rural renaissance are all local benefit which are factors that weigh in favour of the proposals.

Of most importance, the scheme will re-use listed structures that have been vacant since at least 2014, thereby saving these buildings from further deterioration and ensuring the future protection of a valuable historic and traditional element of Bromsgrove's rural heritage. These considerations amount to the very special circumstances necessary to justify the proposal.

The scheme raises no issues affecting highway safety, residential amenity or flooding and will have no adverse impact on any identified protected species.

I am thus mindful to grant full planning permission and Listed Building Consent.

RECOMMENDATIONS:

With reference to application **21/01754/FUL**:

MINDED to **GRANT** Full Planning Permission

With reference to application **21/01755/LBC**:

MINDED to **GRANT** Listed building consent

21/01754/FUL Conditions:

1. The development hereby permitted shall be begun not later than the expiration of 18 months beginning with the date of this permission.

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and supporting information listed in this Notice:

| | |
|------------|--|
| 1709/LOC | Location Plan |
| 1709/BLOCK | Block Plan |
| 1709/03 | Plans as existing |
| 1709/04 | Plans as existing – first and second floors |
| 1709/05 | Elevations as existing |
| 1709/06A | Elevations as existing – outbuildings |
| 1709/07C | Elevations as proposed |
| 1709/08D | Ground floor plans proposed |
| 1709/09A | Upper floor plans proposed |
| 1709/10 | Outbuildings – elevations as proposed |
| 1709/11B | Proposed new access track and parking area |
| 1709/12A | Block plan as proposed with proposed foul drainage |
| 1709/13B | Landscape and lighting proposed |
| 2326/01 | Proposed elevations window detail reference |

2326/02 Window Details 1 of 2
2326/02 Window Details 2 of 2
2326-04 Dovecot Repairs
Schedule of repairs to the Dovecote
Method Statement for Repairs to repair of brick infill panels

Reason: To define the permission and in order to secure the satisfactory appearance of the development.

3. The use of the development hereby permitted relating to Unit 1, Unit 2, Unit 3A, Unit 3B, and Unit 3C shall only be used for holiday accommodation only, which shall not be occupied as permanent, unrestricted accommodation or as a primary place of residence at any time and not for any other residential use falling within Class C3 of the Town and Country Planning Use Classes Order 1987 (as amended) (or any Order revoking or re-enacting that Order with or without modification).
Note: "any other residential use" would include person or persons' main residence, or a permanent residential unit of occupation.

Reason: To ensure that the holiday let unit is not used for permanent residential occupation in accordance with the application as submitted.

4. Prior to the commencement of works, samples of the materials to be used in the repair and/or reconstruction of the external surfaces to the structures the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority (to include those materials to be used externally on the walls and roofs, coping, doors and windows, door frames and window frames as well as rainwater goods). Development shall be carried out in accordance with the approved details.

Reason: To ensure the special architectural and historical interest of the Listed Buildings is retained.

5. The Schedule of repairs to the Dovecote and Method Statement for Repairs to repair of brick infill panels shall be carried out in accordance with the approved details.

Reason: To ensure the special architectural and historical interest of the Listed Buildings is retained.

6. Prior to the commencement or works, full details and a sample of the mortar mix to be used shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a plan indicating the precise locations of where the approved mortar mix is to be used. The development shall be carried out as approved.

Reason: To ensure the special architectural and historical interest of the Listed Buildings is retained

7. Any repointed mortar joints shall match the existing tight mortar joints in terms of size.

Reason: To ensure the special architectural and historical interest of the Listed Building is retained.

8. Prior to occupation, full details of retained and new soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Such approved planting shall be completed prior to the first use of the holiday lets or prior to the first occupation of Unit Four, whichever is the sooner. The planting schedule shall include all those trees, hedgerows, shrubs, or existing features of the land to be retained, removed and/or treated, new planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. The submitted schedule shall include details of the sedum roof. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees, hedges or significant areas of planting which are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In order to secure a well-planned development.

9. Prior to occupation, full details of the grass reinforcement mesh to serve the access route and car-parking area to the south of the farmhouse and a method statement for its installation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be installed as approved and shall remain so in perpetuity.

Reason: In order to secure a well-planned development.

10. Prior to occupation, full details of all proposed hard surface areas (including details of the brick pavers to serve the courtyard) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed finished levels or contours, the car parking layout, other vehicle and pedestrian footpaths/access and circulation areas and hard surface materials. Development shall be carried out in accordance with the approved details. The approved hard landscaping plan shall be implemented prior to the first use of the holiday lets or prior to the first occupation of Unit Four, whichever is the sooner.

Reason: In order to secure a well-planned development.

11. A plan indicating the positions, design, materials and type of all boundary treatments (including the boundary treatments to the rear garden area serving Unit Four) shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be completed in accordance with the approved details and prior to the use of the holiday lets or the occupation of Unit Four, whichever is the sooner.

Reason: In order to secure a well-planned development.

12. The development shall comply with the details outlined within the Construction Management Plan (March 2021).

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of adjacent occupiers.

13. Notwithstanding the submitted Written Scheme of Investigation and Historic Building Recording by Ambrey Archaeology (January 2021), the development shall not be occupied until the post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard the potential archaeological interest of the site.

14. Notwithstanding the visibility splays shown on drawing 1709/11B before any other works to the access to the parking area for Plots 1 and 2 hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the highway access to Stoney Lane Cottage and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 89 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

15. The development hereby permitted shall not be brought into use until the access improvements, accesses, turning areas and parking facilities shown on drawings 1709/11B and 1709/12A have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

16. All proposed works shall be carried out in accordance with the recommendations as set out in the Preliminary Bat Roost Assessment by Countryside Consultants Ltd. All proposed enhancement measures identified shall be completed prior to the occupation of that unit.

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

17. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority.

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

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

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

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

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

18. No works or development shall take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be indicated on a drainage plan and shall be implemented prior to the first use of the development and thereafter maintained.

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

19. No works or development shall take place until an infiltration test has been undertaken to confirm that a soakaway is a viable means for the disposal of surface water from the site. The results of this test should be provided to the LPA and subject to the results, the proposed drainage arrangements should be amended accordingly.

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

21/01755/LBC Conditions:

1. The works to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and supporting information listed in this Notice:

| | |
|---|--|
| 1709/LOC | Location Plan |
| 1709/BLOCK | Block Plan |
| 1709/03 | Plans as existing |
| 1709/04 | Plans as existing – first and second floors |
| 1709/05 | Elevations as existing |
| 1709/06A | Elevations as existing – outbuildings |
| 1709/07C | Elevations as proposed |
| 1709/08D | Ground floor plans proposed |
| 1709/09A | Upper floor plans proposed |
| 1709/10 | Outbuildings – elevations as proposed |
| 1709/11B | Proposed new access track and parking area |
| 1709/12A | Block plan as proposed with proposed foul drainage |
| 1709/13B | Landscape and lighting proposed |
| 2326/01 | Proposed elevations window detail reference |
| 2326/02 | Window Details 1 of 2 |
| 2326/02 | Window Details 2 of 2 |
| 2326-04 | Dovecot Repairs |
| Schedule of repairs to the Dovecote | |
| Method Statement for Repairs to repair of brick infill panels | |

Reason: To define the permission and in order to secure the satisfactory appearance of the development.

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

This page is intentionally left blank

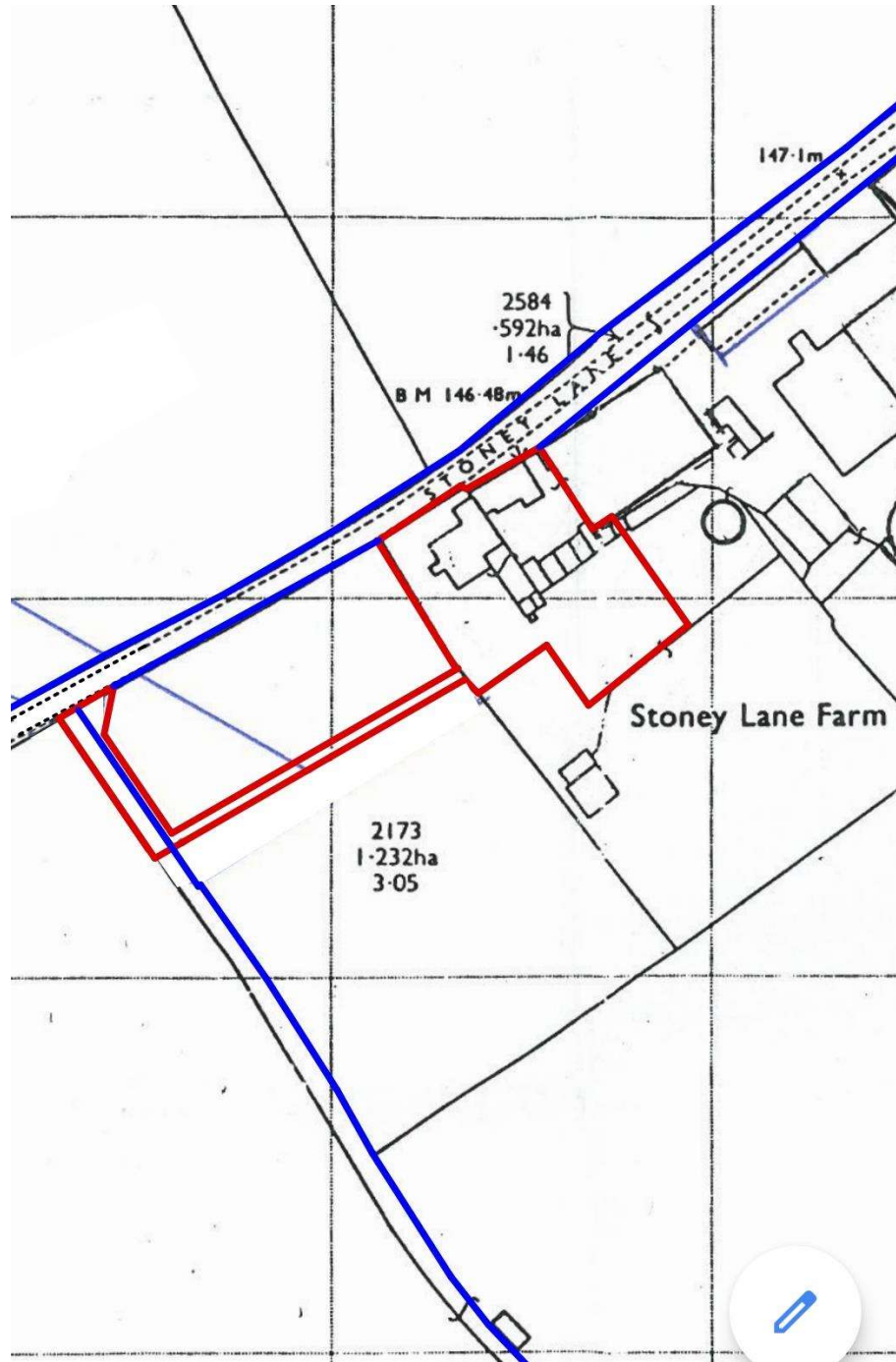
21/01754/FUL & 21/01755/LBC

Stoney Lane Farm, Stoney Lane, Alvechurch,
Worcestershire, B60 1LZ

Change of use of farmhouse and attached barns to form holiday let accommodation with reinstatement roof works to the attached barns; change of use of detached barn to create dwelling house with single storey extension; creation of new access track and parking area to farmhouse and remediation and reinstatement works to dovecot

Recommendation: Grant Planning Permission and Listed Building Consent subject to conditions

Site Location Plan



Satellite View



Photographs of Site



View of main house from the west



View of Dovecote from the north

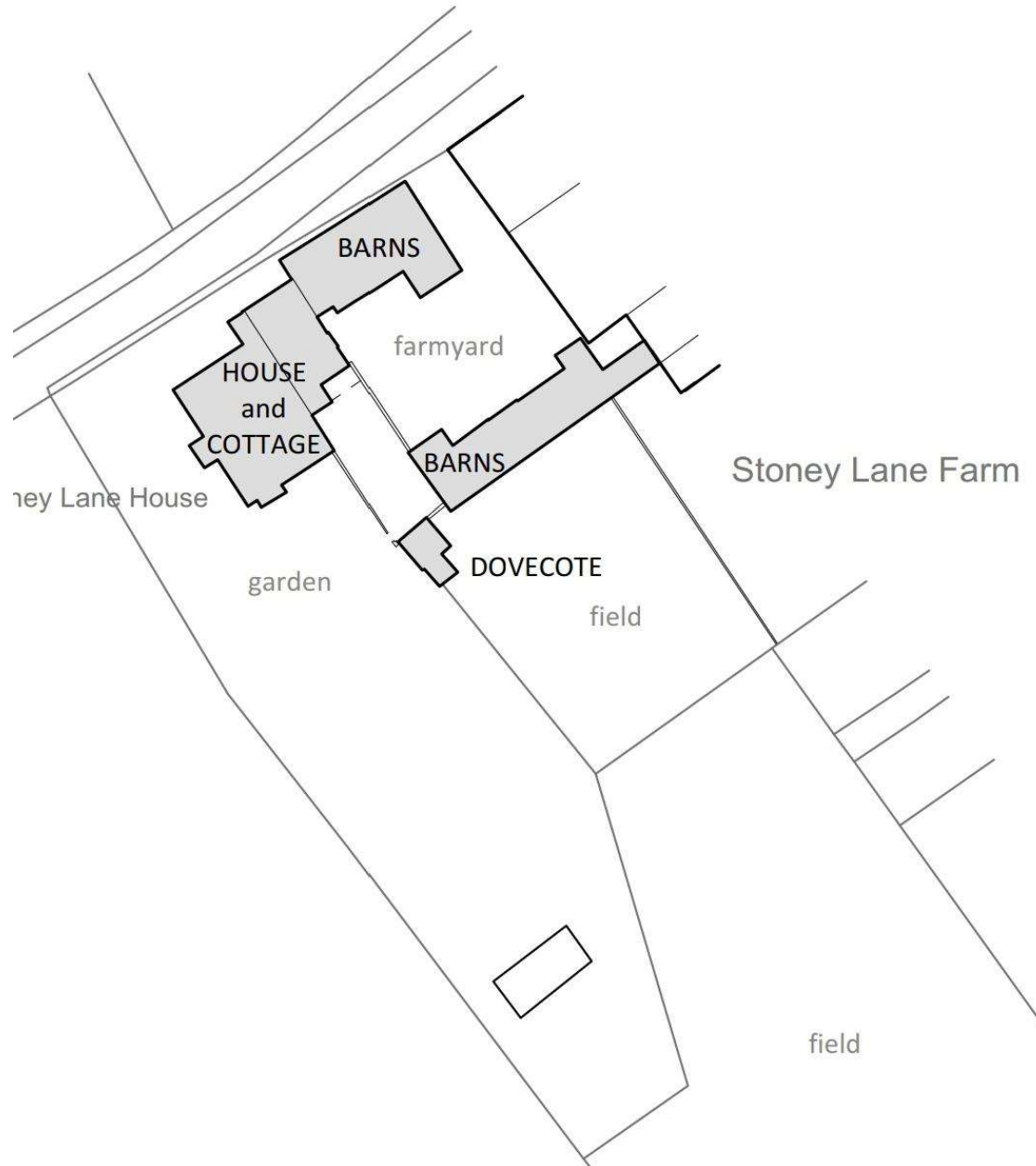


Roadside Barns



Outbuildings/Barn

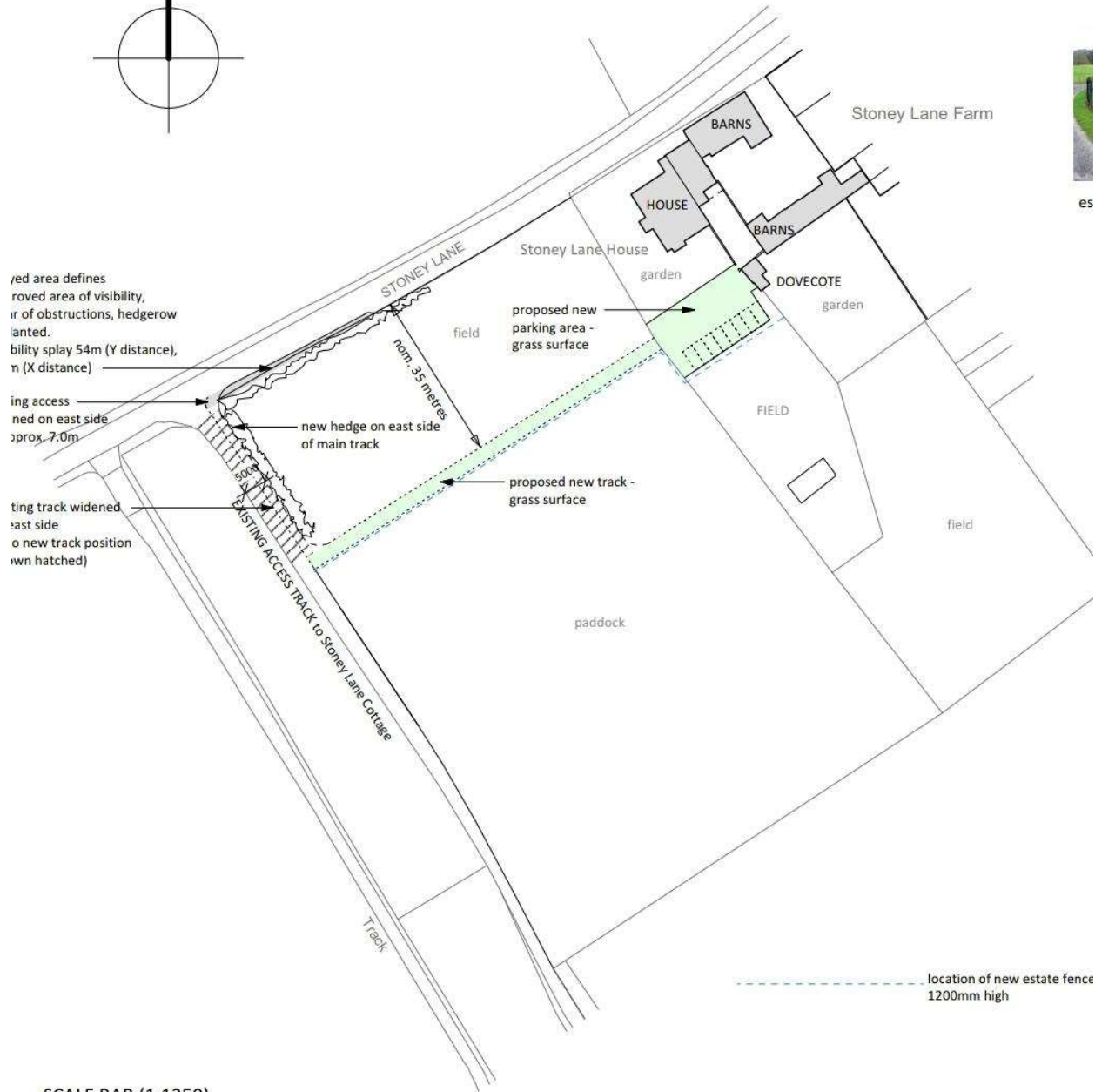
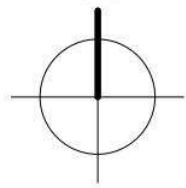
Existing Site Layout



Proposed Layout

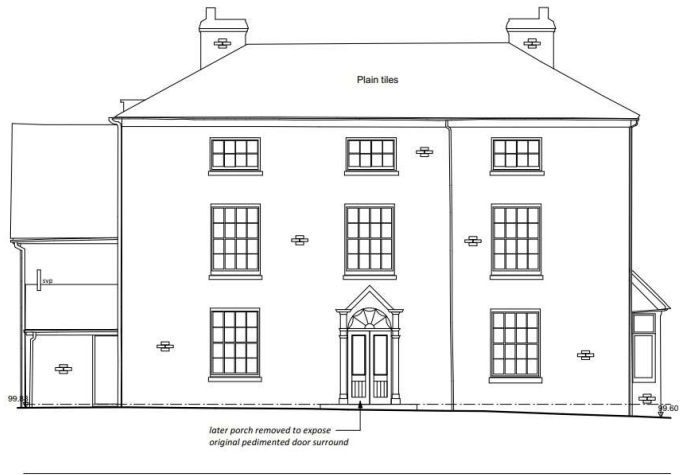


Proposed Access



SCALE BAR (1:1250)

Proposed Elevations



Datum 96.00

1 - SOUTH WEST ELEVATION



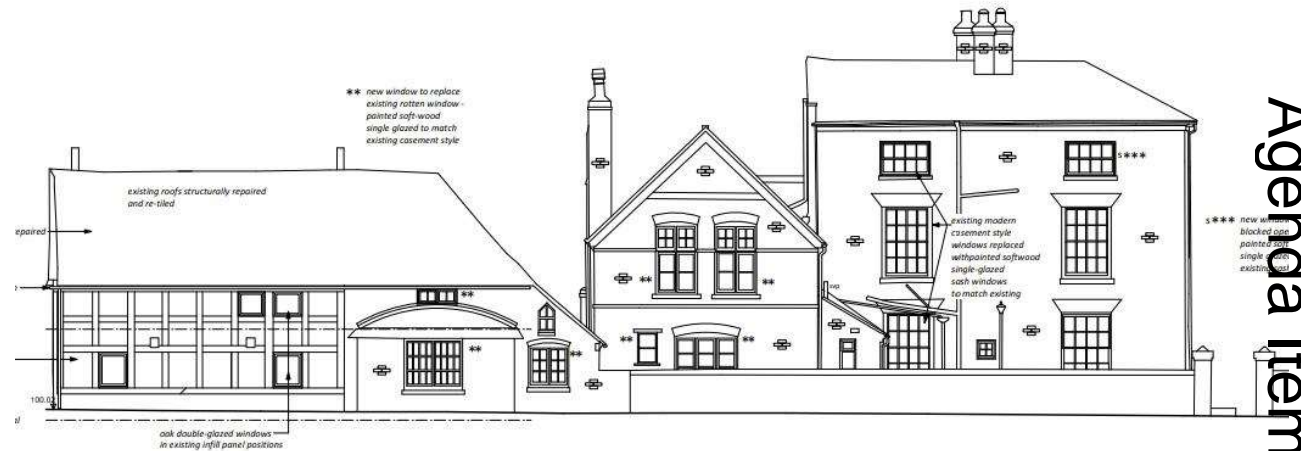
Datum 98.00

2 - SOUTH EAST ELEVATION



Datum 98.00

3 - NORTH EAST ELEVATION

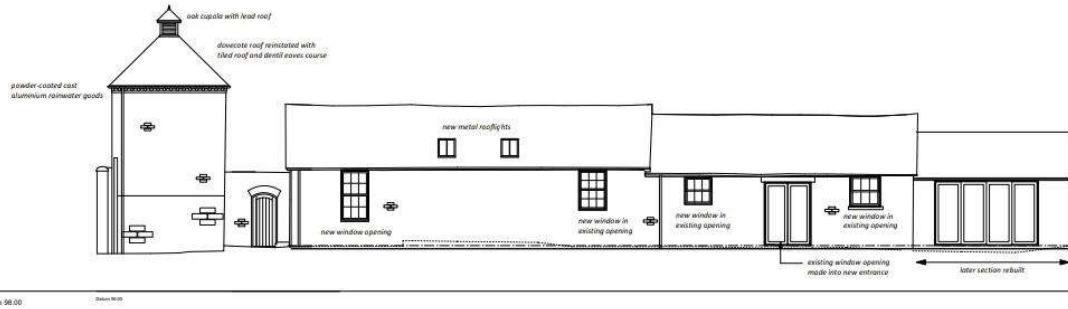


Datum 98.00

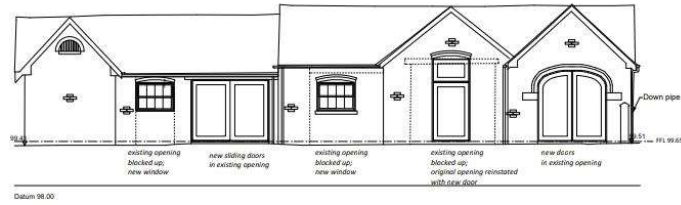
5 - NORTH WEST ELEVATION

Proposed Elevations

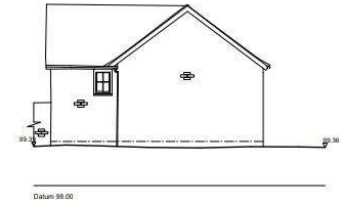
P.36



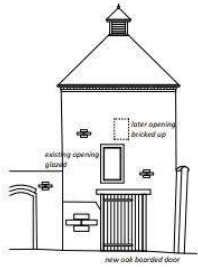
9 - DOVE COTE - S.EAST ELEVATION 8 - SOUTH EAST ELEVATION



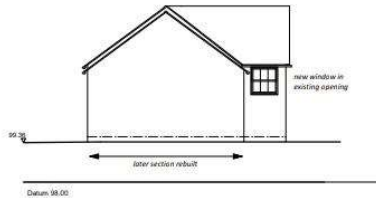
6 - NORTH WEST ELEVATION



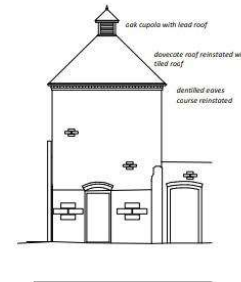
7 - SOUTH WEST ELEVATION



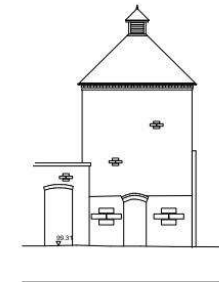
12 - DOVECOTE - NORTH-WEST ELEVATION



9 - NORTH EAST ELEVATION



10 - DOVECOTE - NORTH-EAST ELEVATION



11 - DOVECOTE - SOUTH-WEST ELEVATION

This page is intentionally left blank