



BROMSGROVE DISTRICT COUNCIL

VIRTUAL MEETING OF THE PLANNING COMMITTEE

MONDAY 15TH FEBRUARY 2021
AT 6.00 P.M.

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

AGENDA

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 18th January 2021 (Pages 1 - 6)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 20/01274/FUL - Variation of planning conditions 2 (approved plans), 3 (materials), 9 (utility services plan) and 11 (construction management plan) attached to planning permission 19/01037/FUL to allow adjustments of house types, garages and plots and to seek approval of matters reserved by conditions - 354 Alcester Road, Burcot, Bromsgrove, Worcestershire, B60 1PW - Hagley Homes Limited (Pages 7 - 32)

6. 20/01343/FUL - Removal of conditions 10 & 11 and variation of conditions 2 & 12 of application ref: 20/00335/FUL in order to remove hedgerow along the western boundary and alter landscaping scheme - 56 Braces Lane, Marlbrook, Bromsgrove, Worcestershire, B60 1DY - Mr. & Ms. C & J Hopkins and Sangha (Pages 33 - 52)
7. 20/01396/FUL - Demolition of Nos. 18 and 20 Lea Green Lane and erection of seven detached dwellings - 18 - 20 Lea Green Lane, Wythall, Worcestershire, B47 6HE - A & C & S Pickersgill and McGauley (Pages 53 - 84)
8. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting.

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

4th February 2021

If you have any queries on this Agenda please contact

**Pauline Ross
Democratic Services Officer**

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BROMSGROVE DISTRICT COUNCIL

PLANNING COMMITTEE

GUIDANCE ON VIRTUAL MEETINGS AND PUBLIC SPEAKING

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

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

[Live Streaming of Planning Committee](#)

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

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

PUBLIC SPEAKING

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

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

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

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

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

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

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

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Officer on 01527 881406 or by email at p.ross@bromsgroveandredditch.gov.uk before 12 noon on Thursday 11th February 2021.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate via a Microsoft Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by 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 11th February 2021.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website www.bromsgrove.gov.uk
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.

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

Agenda Item 3

Planning Committee
18th January 2021

BROMSGROVE DISTRICT COUNCIL

VIRTUAL MEETING OF THE PLANNING COMMITTEE

MONDAY 18TH JANUARY 2021, AT 6.00 P.M.

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

Officers: Ms. C. Flanagan, Mr. D. M. Birch, Miss. E. Farmer, Mrs. N. Chana, Mrs. P. Ross and Mrs S. Sellers

68/20

APOLOGIES

No apologies for absence were received.

69/20

DECLARATIONS OF INTEREST

Councillor P. L. Thomas asked for it to be noted that with regards to Agenda Item 7 (Application 20/01482/FUL – 7 Marlborough Avenue, Bromsgrove, Worcestershire, B60 2PG), that as the Ward Councillor, he had spoken with a resident and the planning case officer; but he was not predetermined.

70/20

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

It was noted that there were no Committee updates.

71/20

19/01152/FUL - FULL PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 22 DWELLINGS (PHASE 3A) TOGETHER WITH ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS - LONGBRIDGE EAST AND RIVER ARROW DEVELOPMENT SITE, GROVELEY LANE, COFTON HACKETT - ST. MODWEN HOMES LTD

This item was withdrawn from the agenda. The application would be brought back to a further meeting of the Planning Committee.

72/20

19/01153/REM - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION REF. 16/1085 FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 146 DWELLINGS TOGETHER WITH ACCESS, PARKING, LANDSCAPING AND

**ASSOCIATED WORKS (PHASE 3) - LONGBRIDGE EAST AND RIVER
ARROW DEVELOPMENT SITE, GROVELEY LANE, COFTON HACKETT
- ST. MODWEN HOMES LTD**

This item was withdrawn from the agenda. The application would be brought back to a further meeting of the Planning Committee.

73/20

**20/01208/FUL - EXTEND EXISTING ROOFLINE AT FIRST FLOOR WITH
DORMER TO CREATE HOME OFFICE. ALTERATIONS TO 2 NO.
DORMERS TO FRONT ELEVATION AND 1 TO REAR IN EXISTING
ROOF, ADDITION OF 1 DORMER TO REAR - KINARD, BARKERS
LANE, WYTHALL, WORCESTERSHIRE, B47 6BS - MR. P. MANNION**

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

Officers presented the report and in doing so informed the Committee that the application site consisted of a dormer bungalow, a detached garage and an outdoor swimming pool.

Planning permission was granted under application B/2001/0158 for an extension to provide two further bedrooms at ground floor level and an additional bedroom with a balcony on the first floor. A Larger Homes Extension application was submitted in January 2020 – 20/00153/HHPRIO and Prior Approval was granted for an 8m x 3m extension to the rear of the dwelling. This had not yet been implemented.

A Certificate of Lawfulness was submitted for an existing two storey rear extension and a single storey extension at the side of the dwelling. The two-storey extension had been granted consent under application B/2006/0365, however, it had not been constructed in accordance with the then approved plans. The purpose of the certificate was to agree that the extensions had been constructed more than four years ago. The certificate was granted.

Members were further informed that this proposal was for an extension of the existing roofline at first floor with dormer to create a home office, alterations to 2 no. dormers to the front elevation, alterations to one dormer to the rear.

Officers highlighted that the dwelling was detached and lay within an area designated as Green Belt, therefore regard was given to Policy BDP4 of the Bromsgrove District Plan (January 2017) (BDLP) and the guidance set out in the National Planning Policy Framework (NPPF). Policy BDP4 sets out that the development of new buildings in the Green Belt were considered inappropriate, except in specific circumstances.

In considering whether or not it would be inappropriate development, a determination had to be made as to whether or not it would result in

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disproportionate additions over and above the size of the original building.

Policy BPD4 interpreted disproportionate additions as being extensions that would represent more than a maximum 40% increase of the original building or a maximum total floor space of 140 square metres. In this respect, the dwelling had already been extended by 73.83% and the proposal would add a further 10.6% taking the cumulative increase to a total of approximately 84.50%. The total floorspace would equate to approximately 280 square metres. This would be considered inappropriate development in the Green Belt.

Officers further drew Member's attention to the matters raised by the applicant, as detailed on page 63 of the main agenda report.

At the invitation of the Chairman, Mr. P. Mannion, the Applicant addressed the Committee.

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

Officers responded to questions from Members with regards to permitted development rights and footprint; and in doing so explained that the proposed development amounted to new floorspace on the first floor as the proposed balcony would be enclosed.

Officers further commented that no very special circumstances existed or had been put forward by the applicant.

Having had regard to all of the information provided relating to this Application, the Committee were of the view that the Application be refused. The proposed development would amount to inappropriate development in the Green Belt, as determined in Policy BDP4 – Green Belt of the Bromsgrove District Plan 2017.

RESOLVED that planning permission be refused for the reasons as detailed on page 65 of the main agenda report.

74/20

20/01482/FUL - THE DEVELOPMENT OF A SINGLE DWELLING TOGETHER WITH ASSOCIATED PARKING, DRIVEWAY AND LANDSCAPING - 7 MARLBOROUGH AVENUE, BROMSGROVE, WORCESTERSHIRE, B60 2PG - IHUOMA PROPERTIES

Officers presented the report and presentation; and explained that the application followed a number of previous applications on site. In 2017 and 2020 permission was refused for construction of dwellings to the rear of the plot. In 2016 planning permission was granted for the Coach House to No. 11 to be converted into a separate dwelling. In 2017 planning permission reference 17/01010/FUL was granted for the conversion of the existing dwellings into five apartments.

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Members were asked to note that the 2017 permission had not been legally implemented and would ordinarily have expired on 8th December 2020. However, under the Government emergency Covid-19 legislation the timeframe for this permission was automatically extended until 1st May 2021. Given this automatic extension, the permission was extant and therefore a material consideration on this proposal.

Officers further explained that the proposed dwelling was sited on the parking areas for the approved apartments and the approval of planning permission could result in the displacement of vehicles should both permissions be implemented. The applicant had therefore agreed to enter into a Unilateral Undertaking with the Council to revoke the extant 2017 planning permission onsite given that they had outlined a preference to implement this current proposal.

The application was for the erection of a detached dwelling adjacent to No. 7 Marlborough Avenue. The dwelling would be sited in the building line with the existing built form along Marlborough Avenue and would infill the existing side garden of No. 7. The dwelling had been designed to reflect the character and fenestration details of No. 7 and parking to the front with the formation of a new vehicular access.

The application site was located within the residential area of Bromsgrove, in a sustainable location. Therefore, Policy was supportive of residential development so long as it respected the character and appearance of its surroundings and did not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

The application site formed part of a number of sizable, individually designed dwellings along the eastern side of Marlborough Avenue. Most of the dwellings along this part of the street had some space at the boundary, however, it was an urban area with a consistent built form of development on both sides of the street.

The proposed dwelling had been provided with approximately 1m space at each boundary. The proposal maintained a 3m distance to No. 7 and a 2m distance to the proposed dwelling at No. 11. These dwellings were also set back from the road, with mature vegetation along the front boundary retaining this open verdant character.

Officers further drew Members attention to the Heritage Asset and the comments received from the Conservation Officer as detailed on page 78 of the main agenda report.

At the invitation of the Chairman, Mr. A. Morley addressed the Committee in objection to the application. Mr. T. Lynch addressed the Committee with regards to landscaping and Mr. S. Stojsavljevic, the Applicant's agent also addressed the Committee.

The Committee then went on to consider the application which officers had recommended for approval.

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Councillor English referred to the comments made by Mr. Lynch with regards to landscaping. In response officers highlighted that Condition 10, as detailed on page 82 of the main agenda report, included reference to a full landscaping plan being submitted and approved by the Local Planning Authority.

RESOLVED that full planning permission be approved, subject to:-

- a) authority be delegated to the Head of Planning and Regeneration to determine the full planning application following the satisfactory completion of a Unilateral Undertaking to revoke planning consent 17/01010/FUL; and
- b) authority be delegated to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions as set out in the report.

The meeting closed at 6.51 p.m.

Chairman

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Hagley Homes Limited	Variation of planning conditions 2 (approved plans), 3 (materials), 9 (utility services plan) and 11 (construction management plan) attached to planning permission 19/01037/FUL to allow adjustments of house types, garages and plots and to seek approval of matters reserved by conditions. 354 Alcester Road, Burcot, Bromsgrove, Worcestershire, B60 1PW		20/01274/FUL

RECOMMENDATION: That Full Planning Permission be **GRANTED**

Consultations

Arboricultural Officer

No objection subject to conditions.

1. All the trees and hedge line to be retained within the site or within influencing distance of any ground or development work in any adjoining land are provided protection in accordance with BS5837:2012 recommendations throughout any ground or development work on the site.
2. A full landscape plan and specification should be provided for the Council's consideration and agreement.
3. Utility services plan is satisfactory.

Housing Strategy

No objection

North Worcestershire Water Management

No objection

A site drainage strategy condition and finished floor levels condition is required.

Detailed drainage information has been submitted and an update will be provided at the committee.

Worcestershire Archive and Archaeological Service

Detailed Archaeological information has been submitted and an update will be provided at the committee.

Highways - Bromsgrove

No objection

- The applicant has previously confirmed that access to the site will not be altered from that approved under application 19/01097/FUL. Therefore the access provided is acceptable.
- Car parking provision for the proposed development has been made in-line with WCC car parking standards.
- S38 / S278 / combined would be necessary.

- Lighting requirement to be validated.
- Conditions as per planning permission 19/01097/FUL.

Lickey And Blackwell Parish Council

No Comments Received

Conservation Officer

The use of red and brown roof tiles is welcomed in preference to the previously suggested grey tiles for some of the houses. There is no objection to the proposed brick in conservation terms. It is noted that three of the houses are proposed to be rendered. As highlighted before, Burcot is predominantly redbrick. There are a couple of rendered dwellings and a painted brick dwelling. Using render on three out of 11 buildings, would not appear to reflect the character of the existing settlement.

WRS - Contaminated Land

The application has been reviewed in relation to contaminated land. No significant concerns have been identified and therefore WRS have no adverse comments to make in this respect.

Publicity

A total of 75 neighbour notification letters were sent on 23.10.20 and expired on 16.11.20
A site notice was displayed on 30.10.20 and expired on 23.11.20
The development was advertised in the Bromsgrove Standard on 26.10.20 and expired on 16.11.20

Representations

3 objections have been received and summarised as below:

- Plot 12 is out of character due to the increase in size
- Plot 12 side first floor window will have detrimental impact on 372 Alcester Road, Burcot.
- Detached standalone garage is out of character.
- Plots 10 and 11 are now closer to Pikes Pool Lane properties
- Consideration of visibility from Pikes Pool Lane turning left onto Alcester Road.
- Properties at plots 10,11 and 12 will be more overbearing and visually intimidating than the previous plans, with the loss of privacy, increased noise and loss of light.
- Juliet balconies in the rear of plot 10 and 11 will have an impact on amenity.
- Privacy issues are also caused by the windows at the rear of the garage for plot 11
- Proposed landscaping in front of plot 12 has the potential to impact visibility.
- The construction management plan should contain an undertaking that staff will not park on site more than 5 minutes before the agreed time from which construction may start (currently proposed to be 8.00), to avoid unnecessary noise.
- Construction management plan should be strictly complied with by the developer and any contractor

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
 BDP2 Settlement Hierarchy
 BDP3 Future Housing and Employment Development
 BDP4 Green Belt
 BDP7 Housing Mix and Density
 BDP8 Affordable Housing
 BDP12 Sustainable Communities
 BDP16 Sustainable Transport
 BDP19 High Quality Design
 BDP20 Managing the Historic Environment
 BDP21 Natural Environment
 BDP25 Health and Well Being

Others

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

Relevant Planning History

19/01037/FUL	Demolition of existing buildings and erection of twelve dwellings (of which four are affordable) and ancillary landscaping, garages and bin storage	Approved	05.06.2020
19/00220/FUL	Demolition of buildings and erection of 11 dwellings, with associated landscaping, bin storage DISMISSED ON APPEAL (APP/P1805/W/19/3237728) 04.08.2020	Refused	02.07.2019

Assessment of Proposal

The principle of this development has been established by the previous permission (19/01307/FUL) and therefore it is before the Members of Planning Committee to consider the amendments to the original scheme.

A Section 106 Agreement (S106) was completed for application 19/01037/FUL. The legal agreement was worded such that, in the event that a S73 consent is granted (such as this application), the obligations in the S106 legal agreement (affordable housing, off site open space, highway infrastructure delivery plan, refuse and recycling bins, Redditch and Bromsgrove CCG and a s106 monitoring fee) shall relate to the new S73 consent. This was specified in Section 17 - Section 73 Variation and therefore a supplemental deed/new legal agreement is therefore not required in this case.

Application Site

The application site comprises the former Fresh @ Burcot Garden Centre situated on Alcester Road and extends to around 0.65ha in size. The garden closed in July 2020 and the building has subsequently been demolished. The site is bound to the north by Alcester Road, Pikes Pool Lane to the east, fields to the south and residential properties to the west. The site is designated as Green Belt in the Bromsgrove District Plan and is located outside the defined area covered by the Lickey and Blackwell Neighbourhood Plan.

Proposal

The number of dwellings proposed remains 12, the same as the approved scheme. This will comprise 2 no. 1 bedroom maisonette units and 1 no. 2 bedroom (affordable dwellings) to the north west together with 9 dwellings, 5 no. 3 bedroom detached including one affordable and 4 no. 5 bedroom detached dwellings.

The principle of varying conditions

When planning permission is granted, development must take place in accordance with the permission and conditions attached to it, and with any associated legal agreements. New issues may arise after planning permission has been granted, which require modification of the approved proposals, and under Section 73 of the Town and Country Planning Act 1990 an application.

Condition 2 – Approved Plans

This condition agreed drawings / plans by which the development would be implemented. Following the purchase of the site by Hagley Homes, more detailed design work prior to construction has been undertaken. It is proposed to revise the drawings to align these with this more recent work. The changes are assessed below.

Green Belt

The application site resides within an area designated as Green Belt. The key policies are BDP2 and BDP4 and Chapter 13 of the NPPF, specifically paragraph 145. Within this designation, the policy focus is on preventing “inappropriate” development in the Green Belt with the fundamental aim being to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. It should be noted that development defined as ‘inappropriate’ is by definition harmful to the Green Belt and attracts substantial weight in decision making. Such development should only be approved in very special circumstances where the harm by reason of inappropriateness (and any other harm) is clearly outweighed by other considerations.

One form of development not considered ‘inappropriate’ in the Green Belt (as set out in paragraph. 145) is as follows:

“(g) – 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; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

Point (g) of paragraph. 145 is considered to be the most relevant policy test to this application.

In summary, the approved scheme was considered to be an appropriate form of development in the Green Belt, due to compliance with paragraph 145. It is noted that BDP4.4 is not consistent with the NPPF in this regard, and thus is afforded reduced weight in the determination of this application.

Further to the inappropriateness test, there is no other significant harm to the Green Belt. The proposal would not conflict with the purposes for including land within the Green Belt. Paragraph 145 in determining inappropriate (and by virtue appropriate) forms of development in the Green Belt registers an inherent impact on openness.

The approved scheme complied with the relevant Green Belt aspects of the NPPF and is considered to have an acceptable impact on the Green Belt.

In relation to the revised proposal, following discussions with the applicant, the proposed plans were revised to reduce the overall volume of the scheme. These figures are outlined in the table below.

	Garden Centre	Approved scheme (19/01037/FUL)	Proposed Scheme	Change between Approved and Proposed (+/-)	% Change
Volume (m3)	6117.5	6013.9	5833.1	180.8	-3%

Based on the above figures, it is considered that the revised scheme would still comply with the relevant green belt policy.

Affordable Housing

The application still proposes 4 `affordable units (2 one bed units, 1 two bed and 1 three bed detached unit). These are considered not to be distinguishable from the market housing proposed and have been designed to have a very similar appearance and materials as the market housing.

The position within the site of the affordable dwelling is largely unchanged, albeit the 3 bed detached unit is now adjacent to the other affordable units. Concern was raised by members regarding this matter in the consideration of the 19/00220/FUL application and it formed the reason for refusal for that application.

However, as outlined in the planning history above that scheme was subsequently appealed (APP/P1805/W/19/3237728). While the appeal was ultimately dismissed by the Planning Inspectorate due to a satisfactory legal agreement having not been completed. The Inspector did make the following comments regarding the arrangement of affordable houses at one end of the site in paragraph 9 of the decision.

“I note that the affordable houses would be arranged in a terrace at one end of the site rather than dispersed across the site. However, there is no compelling evidence before me to indicate that ‘pepper potting’ them throughout a small site, such as the appeal site, would necessarily result in a more balanced or satisfactory layout. I am also mindful that dispersed units for affordable housing providers are less desirable from a management and maintenance perspective. As such, I find that the siting of the affordable houses in the form of a terrace satisfactory”.

On this basis, it is considered that the revised location of the detached affordable dwelling is acceptable.

Housing Mix

Policy BDP7 requires proposals for housing to consider the identified need and focus on delivering 2 and 3 bed dwellings. While 5 bedroom dwellings are now proposed, 8 of the 12 dwellings proposed are 3 bedrooms or less and it is considered the revised scheme complies with Policy BDP7.

Design

The following changes are proposed as part of the amendment to the approved scheme.

- Arrangement of Plots 1, 2 and 3 has been mirrored about the party wall line to allow tandem parking adjacent the two bedroom Plot 3 (formerly plot 1).
- Plots 4 and 5 changed to detached dwellings.
- Former Plot 5 (3 bed), relocated to Plot 4 to benefit from incurtilage parking in preference to remote bays.
- Single garage introduced to Plot 5 which also has an improved parking arrangement, with spaces provided within the curtilage of the dwelling.
- Plots 9 and 10 have been split to form detached units, both with parking within the curtilage of the plots.
- Plots 7,8,9 and 12 increased to a 5 bed dwelling to improve the accommodation mix
- 4 bed dwellings repositioned within the development to benefit from longer gardens.
- The applicant has a future resident with a requirement for a wheelchair accessible 4/5 bed dwelling. This has been identified as Plot 8 which will include a lift, improved circulation, turning areas and a home office.
- Minor changes to the elevational treatment include oak canopies and more variation to the fenestration (glazing bars) with a stepped building line.

The elevational and layout changes to the dwellings are acceptable. The height, scale and massing of the development remains largely unchanged.

Overall, the changes in terms of design are acceptable. The proposed development is in accordance with the BDP19, the Bromsgrove High Quality Design SPD and the NPPF.

Residential Amenity

The proposed dwellings are still positioned in a low density arrangement that would create ample space for external landscaping and private amenity space.

Objections have been received from neighbours based on loss of privacy, overlooking, loss of light and overbearance.

The most apparent change is for Plots 10 and 11 and their relationship with Pikes Pool Lane dwellings to the rear. It is noted that Plots 10 and 11 dwellings would be closer (by approximately 1m) and as originally submitted as part of this application, these plots proposed a Juliet balcony from a rear bedroom window. These Juliet balconies have now been removed and while they will still be views towards these properties, it is not considered to be considerably worse than the approved proposal.

Policy BDP1: Sustainable Development Principles requires that in considering new development, regard will be had to:

“e) Compatibility with adjoining uses and the impact on residential amenity”

The proposed location of the development on the site is considered to ensure that effects on residential amenity are minimised, taking into consideration separation distance between existing properties and the proposed housing.

The proposed development would not have an overbearing or visually intimidating impact upon nearby properties. It is considered that daylight to existing habitable rooms would not be prejudiced and that no loss of privacy would occur.

No issues are raised with noise given the rural context of the site by WRS Noise.

Overall, officers consider the proposal is acceptable in amenity terms and accords with policy BDP1, the Bromsgrove High Quality Design SPD and the NPPF.

Highways

WCC Highways have no objection to the proposed development, subject to conditions.

Condition 3 Materials

This condition requires details of the form, colour and finish of the materials to be used externally on the walls and roofs. It is considered that the proposed mix of materials is acceptable.

Comments have been received from the Conservation officer regarding the use of render. However, I disagree with these comments, there are a number of rendered properties throughout the village and overall, it is considered the proposed rendering of three properties within the scheme will not undermine the character of the development or the village.

Condition 4 Construction Management Plan

This condition requires a Construction Management Plan to be submitted and approved. County Highways have confirmed they have no objection to the submitted plan.

It is noted that one objector has raised a concern regarding the proposed operating hours on a Saturday, which are proposed to be 08:00-16:00 and that the construction management plan should contain an undertaking that staff will not park on site more than 5 minutes before the agreed time from which construction may start (currently proposed to be 8.00), to avoid unnecessary noise.

That later requirement is a very specific request and difficult for the planning department to adequately control and therefore it is not considered to be either enforceable or reasonable to restrict access to the site in this way.

Condition 9 Utility Service Plan

This condition requires a utility service plan to be submitted and approved. It is considered that this plan is acceptable and has been included within condition 2 in the list of the approved plans.

Other technical matters

Other technical matters were assessed in detail on the previous application and were considered acceptable (subject to relevant conditions). I consider the changes to the plans under this application do not result in any material change to these matters to warrant refusal on such grounds, subject to relevant conditions being imposed.

Conclusion

The proposed changes are considered to comply with Bromsgrove District Plan Policies BDP1, BDP4, BDP7, BDP19, the Bromsgrove High Quality Design SPD and the provisions of the NPPF. Therefore, in conclusion, the application is recommended for approval, subject to conditions.

RECOMMENDATION: that Full Planning Permission be **GRANTED**

Conditions

1. This permission must be implemented before the time limit imposed on planning permission 19/01037/FUL which is 5th June 2023.

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

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

2834-INC-SA-20-0001_P02 (SITE PLAN AS PROPOSED)

2834-INC-MA-20-0001_P01 (HOUSE TYPE 1 - FLOOR PLANS AS PROPOSED)

2834-INC-MA-21-0001_P01 (HOUSE TYPE 1 - ELEVATIONS AS PROPOSED)
2834-INC-MA-20-0002_P01 (HOUSE TYPE 2 - FLOOR PLANS AS PROPOSED)
2834-INC-MA-21-0002_P03 (HOUSE TYPE 2 - ELEVATIONS AS PROPOSED)
2834-INC-MA-20-0003_P04 (HOUSE TYPE 3 - FLOOR PLANS AS PROPOSED)
2834-INC-MA-21-0003_P03 (HOUSE TYPE 3 - ELEVATIONS AS PROPOSED - TREATMENT A)
2834-INC-MA-21-0004_P05 (HOUSE TYPE 3 - ELEVATIONS AS PROPOSED - TREATMENT B)
2834-INC-MA-20-0004_P03 (HOUSE TYPE 4 - FLOOR PLANS AS PROPOSED)
2834-INC-MA-21-0005_P02 (HOUSE TYPE 4 - ELEVATIONS AS PROPOSED)
2834-INC-MA-20-0005_P06 (HOUSE TYPE 5 - FLOOR PLANS AS PROPOSED)
2834-INC-MA-21-0006_P05 (HOUSE TYPE 5 - ELEVATIONS AS PROPOSED).
2834-INC-MA-20-0006_P02 (HOUSE TYPE 6 - FLOOR PLANS AS PROPOSED)
2834-INC-MA-21-0007_P02 (HOUSE TYPE 6 - ELEVATIONS AS PROPOSED)
2834-INC-MA-20-0007_P00 (SINGLE GARAGE - PLAN AND ELEVATIONS)
2834-INC-MA-20-0008_P00 (DOUBLE GARAGE - PLAN AND ELEVATIONS)
2834-INC-MA-20-0009_P00 (PLOT 12 GARAGE - PLAN AND ELEVATIONS)
2834-INC-SA-20-0003_P01 (UTILITY SERVICES PLAN)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall comply Design Note prepared by INC Design Associates unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory appearance to the development.

4. No works or development shall take place until a site drainage strategy for the proposed development has been submitted to and approved in writing by the Local Planning Authority. If infiltration techniques are used, then the plan shall include the details of field percolation tests. The development shall be implemented in accordance with the approved strategy 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.

5. Finished floor levels within the development shall be set no lower than 150 mm above the surrounding finished ground levels.

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

6. No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.

- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 199 of the NPPF.

- 7. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 199 of the NPPF.

- 8. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, all trees and hedgeline to be retained within the site 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.

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

- 9. Prior to occupation of the proposed dwellings, a scheme of landscaping and planting shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall include the following:
 - a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;
 - b) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.
 - c) details of ecological enhancements such as bird, bat and invertebrate boxes and additional planting.

The approved scheme shall be implemented within 12 months from the date when any of the dwellings hereby permitted are first occupied.

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

Reason: To protect and enhance the character and ecology of the site and the area, and to ensure its appearance is satisfactory.

10. The development hereby approved shall not be occupied until an area has been laid out within the curtilage of the dwellings for the parking of (see below) at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

Two and three bed - 2 car parking spaces
Five bed - 3 car parking spaces

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

11. The measures set out in the Construction Management Plan shall be carried out and complied with in full during construction of the development hereby approved.

Reason: To protect residential amenity.

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

Reason: To encourage sustainable travel and healthy communities.

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

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

14. The development hereby approved shall not be occupied until the visibility splays shown on drawing Access Visibility drawing located within the Transport Statement 01 Rev P have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

15. The development hereby approved shall not be occupied until the existing vehicular / pedestrian access shall be permanently closed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe and 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 Ecological Walk Over Survey by Betts Ecology dated January 2019.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the Bromsgrove District Local Plan No. 4 and Paragraph 170 of the NPPF.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the visual amenity of the area and to protect the green belt.

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

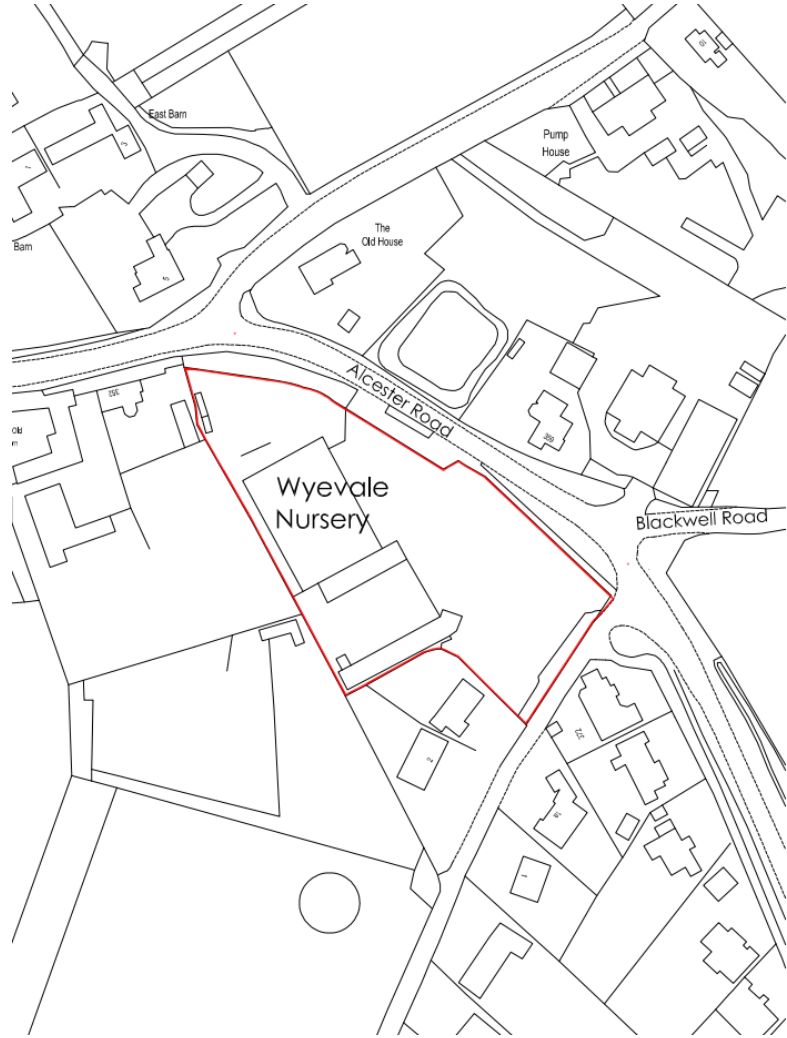
20/01274/FUL

Variation of planning conditions 2 (approved plans), 3 (materials), 9 (utility services plan) and 11 (construction management plan) attached to planning permission 19/01037/FUL to allow adjustments of house types, garages and plots and to seek approval of matters reserved by conditions.

Former Burcot Garden Centre, 354 Alcester Road
Burcot

Recommendation: Approve

Site Location



Proposed Site Layout

Plot 1	1 Bed x 1 Storey
Plot 2	1 Bed x 2 Storey
Plot 3	2 Bed x 2 Storey
Plot 4	3 Bed x 2 Storey
Plot 5	3 Bed x 2 Storey
Plot 6	3 Bed x 2 Storey
Plot 7	5 Bed x 2.5 Storey
Plot 8	5 Bed x 2.5 Storey
Plot 9	5 Bed x 2.5 Storey
Plot 10	3 Bed x 2 Storey
Plot 11	3 Bed x 2 Storey
Plot 12	5 Bed x 2 Storey



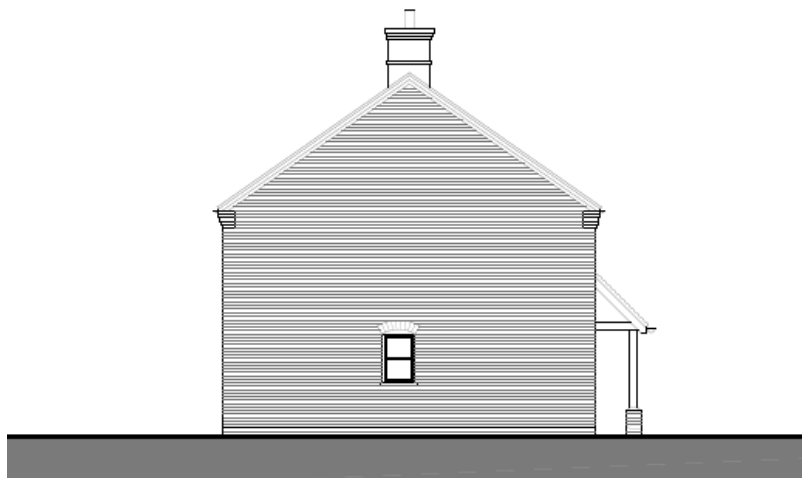
Plots 1-3 (Affordable 2 x 1 bed & 1 x 2 bed)



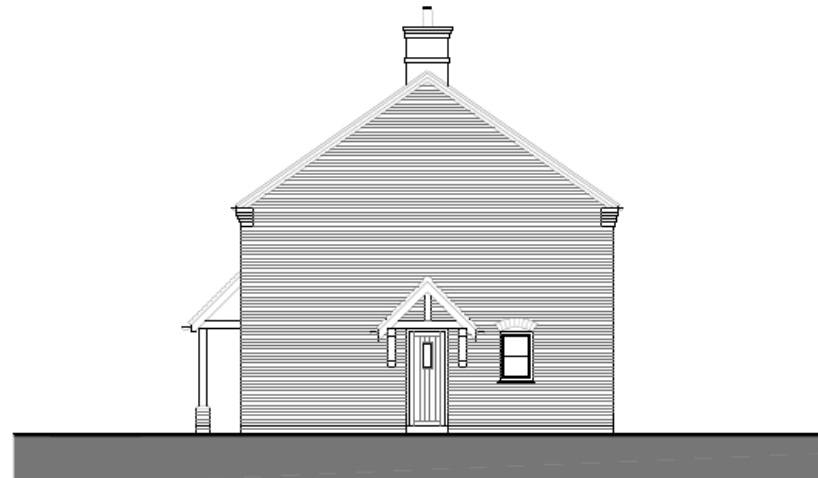
01 FRONT ELEVATION
1:50



02 REAR ELEVATION
1:50



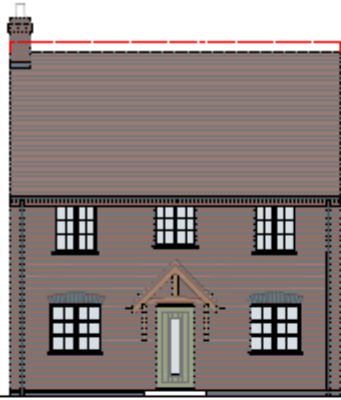
03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50



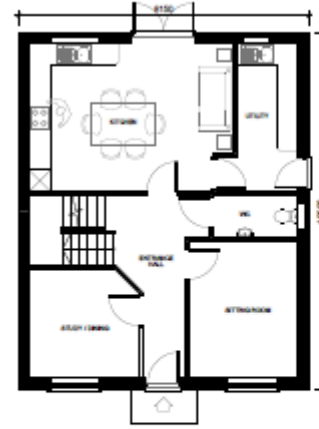
Plot 4 – Affordable 3 Bed Detached



01 FRONT ELEVATION
1:50



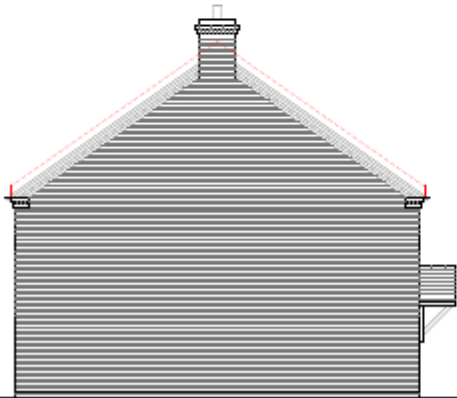
02 REAR ELEVATION
1:50



01 GROUND FLOOR PLAN
1:50



02 FIRST FLOOR PLAN
1:50



03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50

SCALE 1:50

Plots 5-6 (3 bed)

Page 24



01 FRONT ELEVATION
1:50



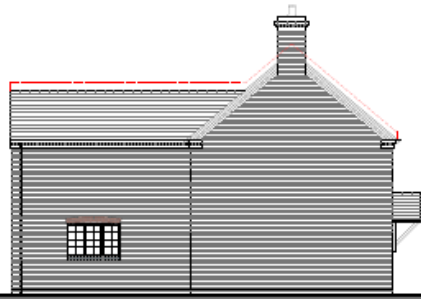
02 REAR ELEVATION (PLOT 5 ONLY)
1:50



01 FRONT ELEVATION
1:50



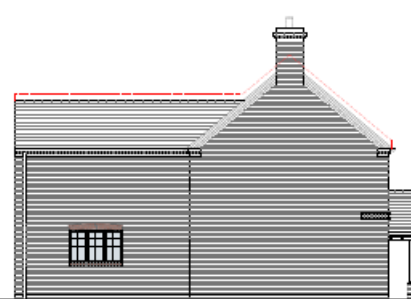
02 REAR ELEVATION (PLOT 6 ONLY)
1:50



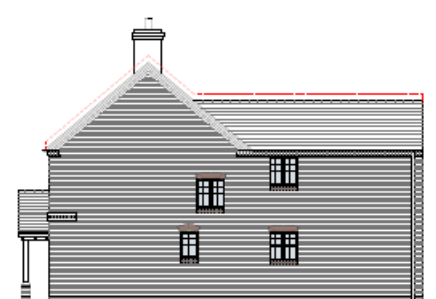
03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50



03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50

Agenda Item 5

Plots 7-9 (5 bed)



FRONT ELEVATION
1:50



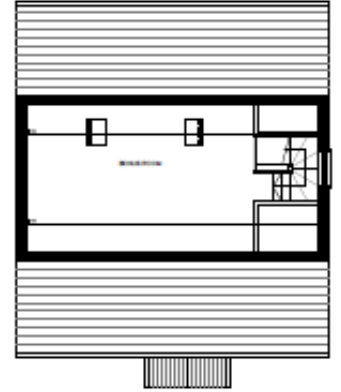
02 REAR ELEVATION
1:50



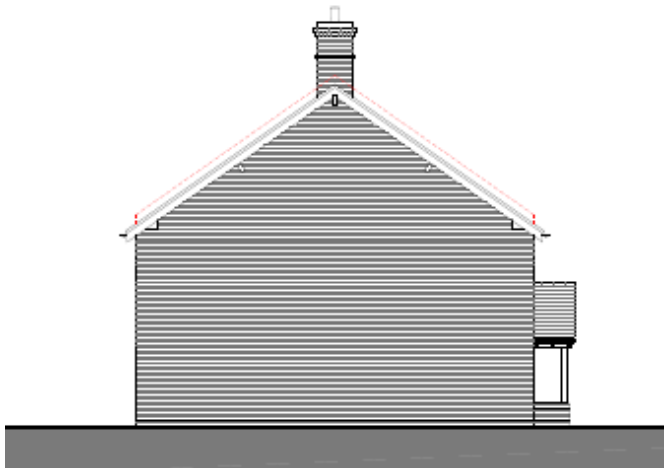
01 GROUND FLOOR PLAN
1:50



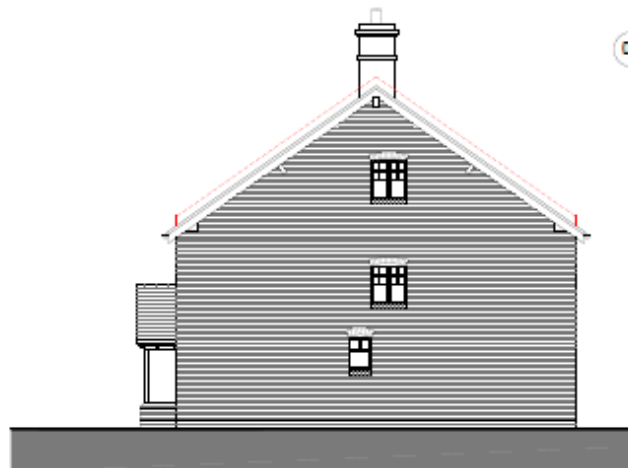
02 FIRST FLOOR PLAN
1:50



03 SECOND FLOOR PLAN
1:50



SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50



Page 25

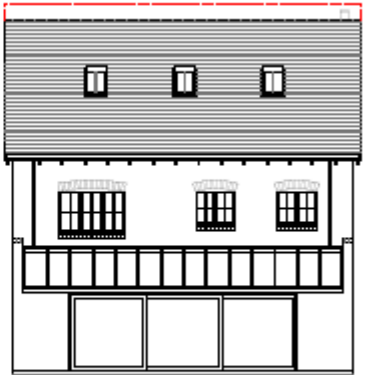
Agenda Item 5

Plot 8 (5 bed)

Page 26



01 FRONT ELEVATION
1:50



02 REAR ELEVATION
1:50



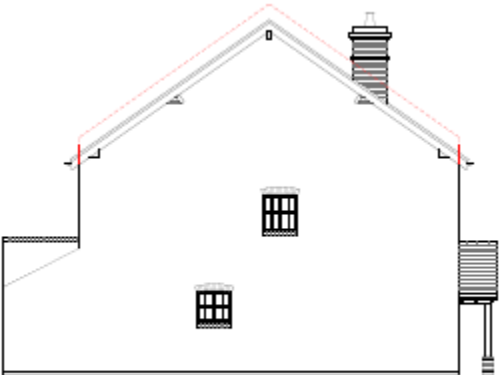
01 GROUND FLOOR PLAN
1:50



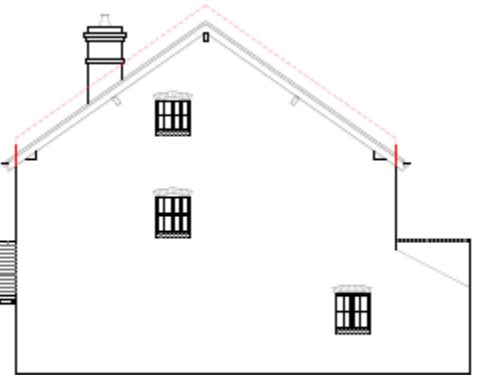
02 FIRST FLOOR PLAN
1:50



03 SECOND FLOOR PLAN
1:50



03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50



Agenda Item 5

Plots 10-11 (3 bed)



01 FRONT ELEVATION
1:50



05 REAR ELEVATION (PLOT 11 ONLY)
1:50



11 FRONT ELEVATION
1:50



05 REAR ELEVATION (PLOT 10 ONLY)
1:50



03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50



01 GROUND FLOOR PLAN
1:50



03 FIRST FLOOR PLAN (PLOTS 10 & 11 ONLY)
1:50

Plot 12 (5 bed)



01 FRONT ELEVATION
1:50



02 REAR ELEVATION
1:50



01 GROUND FLOOR PLAN
1:50



02 FIRST FLOOR PLAN
1:50



03 SIDE ELEVATION
1:50



04 SIDE ELEVATION
1:50



Garages



Proposed Site View



01 SITE VIEW
1:200
Page 30



02 SITE VIEW AS APPROVED (19/01037)
1:200

Proposed Street View



Page 31

03 STREETSCENE
1:200



04 STREETSCENE AS APPROVED (19/01037)
1:200

SCALE 1:200
SCALE 1:1
0m 2m 4m 8m

Agenda Item 5

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr + Ms C + J Hopkins + Sangha	Removal of conditions 10 & 11 and variation of conditions 2 & 12 of application ref: 20/00335/FUL in order to remove hedgerow along the western boundary and alter landscaping scheme. 56 Braces Lane, Marlbrook, Bromsgrove, Worcestershire, B60 1DY	18.01.2021	20/01343/FUL

Councillor Jones has requested that this application be considered by Planning Committee rather than being determined under delegated powers

RECOMMENDATION: That planning permission be **Granted subject to conditions.**

Consultations

Arboricultural Officer

No objection to the loss of the existing hedge and the replacement with a Hornbeam Greenscreen as the replacement Greenscreen would retain a suitable appearance and provide suitable screening.

Publicity

Five neighbour letters sent 06.04.2020 (expired 18.12.2020)

Two letters of objection were received raising concerns relating to:

- Impact to wildlife
- Impact to character and appearance of the area
- Land ownership

Cllr Jones

Councillor Jones has requested that this application is considered by Planning Committee as she considers that the loss of the hedge should be resisted.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

BDP21 Natural Environment

BDP16 Sustainable Transport

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

Relevant Planning History

20/00335/FUL	Construction of two-storey, four-bedroom detached house with associated access and landscaping	Granted	30.06.2020
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Assessment of Proposal

This application follows a previously approved planning application at the site for a single detached dwelling (planning ref: 20/00335/FUL). This application was granted planning permission on the 30th June 2020, following consideration at Planning Committee, and therefore remains extant.

The current application seeks to amend the landscaping on site, so as to remove an existing hedgerow along the western boundary, and replace this with an alternative boundary treatment. The proposed boundary treatment would comprise 1.8 metre high "Green Screen" panels towards the front of the site, 1.8 metre tall close boarded fence towards the middle of the site, and existing timber post and panel fences to be retained at the rear.

The implications of these changes require the variation of two conditions that were placed on the original planning permission (relating to the approved list of plans for the proposal, and the approved landscaping plan), and also the removal of two further conditions (which relate to the retention of the hedgerow through protection measures during construction).

For the reference of Members, Condition 2 and 12 attached to approved planning permission 20/00335/FUL state:

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

Location Plan - drawing no. 01A

Proposed Site Plan - drawing no. 10C

Proposed Plans & Elevations - drawing no. 20C

Landscape Proposals - drawing no. M20/ 1433 / L01

Swept-Path Analysis -Large Car - drawing no. SP01 rev C

Site Access / Junction Visibility Splay Assessment - drawing no. SK01 rev D

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

Condition 12: *Prior to the first occupation of the development hereby permitted, the hard and soft landscape scheme indicated on drawing no. M20/ 1433 / L01 shall be implemented in its entirety. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species.*

Reason: In the interests of visual amenity.

These are proposed to be altered to:

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

Location Plan - drawing no. 01A

Proposed Site Plan - drawing no. 10C

Proposed Plans & Elevations - drawing no. 20C

Landscape proposals- drawing no. M20/ 1433 / L01B

Swept-Path Analysis -Large Car - drawing no. SP01 rev C

Site Access / Junction Visibility Splay Assessment - drawing no. SK01 rev D

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

Condition 10: *Prior to the first occupation of the development hereby permitted, the hard and soft landscape scheme indicated on drawing no. M20/ 1433 / L01B shall be implemented in its entirety. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species.*

Reason: In the interests of visual amenity.

Condition 10 and 11 that were attached to approved planning permission 20/00335/FUL and are proposed to be removed state:

Condition 10: *Prior to the installation of any section of the access drive way and parking area that incurs into the BS5837:2012 recommended Root Protection Area of the hedge on the Western boundary of the site shared with 191A Old Birmingham Road, a specification of the method of construction to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.*

Reason: To protect the health of the existing hedgerow, in the interest of visual amenity.

Condition 11: *The hedge line on the Western boundary of the site with 191A Old Birmingham Road should be protected in accordance with BS5837:2012 recommendations throughout any ground or development work on the site.*

Reason: To protect the health of the hedgerow, in the interests of visual amenity.

Given that the principle of development has been established, and the changes relate solely to the landscaping on site, the planning considerations that are most relevant to this application are the impact to the character and appearance of the area and biodiversity.

Character and Appearance of the Area and Biodiversity

Policy 19 of the Bromsgrove District Plan (BDP) seeks development of a high quality that would enhance the character and distinctiveness of the local area. Furthermore, this policy states that all trees that are appropriate should be retained and integrated into the new development, and sufficient soft landscaping should be incorporated. In addition to this Policy 21 of the BDP seeks to protect and enhance features of the natural environment, as well as maintain the favourable conservation status of populations of protected species.

The Council's Tree Officer originally raised objection to the removal of the existing hedgerow and the replacement with a Green Screen feature, as the existing hedgerow was deemed to offer a greater degree of visual amenity and biodiversity benefits.

During the course of the application the originally proposed Ivy Green Screen has been substituted for a Hornbeam Green Screen. The applicant has provided further supporting information, including comments from a consultant ecologist which advocate the use of a Hornbeam feature, as this species retains its leaves throughout the year and provides shelter and habitat for birds and small mammals, and provides food for caterpillars and moths, and seeds for a number of birds.

The applicant has also put forward supporting information from an independent tree consultant who has assessed the existing hedgerow to be “low quality” given the collective canopy of the hedge does not have greater collective landscape value and is limited to the site and close surroundings. Furthermore, these comments state that amenity of the site would be enhanced as the height of the replacement Green Screen is greater than the existing hedge, and the use of the Hornbeam species instead of the existing Privet and shrub mixes is more suitable.

Following the change to the proposed Green Screen species and the receipt of supporting information the Council’s Tree Officer has removed his objection to the proposal and has stated that the replacement Green Screen would retain a suitable appearance and screening value while providing a suitable level of bio diversity within the site and area.

Other Matters

The applicants have stated that the existing hedge is required to be removed in order to create adequate turning space on site to allow vehicles to access and egress the site in forward gear. A statement has been provided from Cotswold Transport Planning which states that the hedgerow needs to be removed in the interests of highway safety. It is noted that Worcestershire County Council Highways raised no objections to the original proposal which retained the hedge, however acknowledged that turning area was constrained and only just acceptable. Given that Policy BDP16 of the BDP requires development to provide safe and convenient access, this policy supports the proposed improvement of the turning area on site.

With regards to the residential amenity of the neighbouring property, 191A Old Birmingham Road, given that the height of the proposed replacement boundary treatment would exceed the existing hedgerow, there would be no adverse impact to privacy.

Neighbour Representations

Two letters of objection were received from neighbouring properties in relation to this application. The comments raised concerns with the impact of the replacement boundary treatment on the character and appearance of the area and to biodiversity. These issues have been considered above. Matters relating to land ownership and boundary disputes were also raised. This falls outside of planning and is therefore not material to the consideration of this application.

Conclusion

The current application seeks to remove an existing hedgerow along the western boundary, and replace this with an alternative boundary treatment. Whilst it is appreciated that the existing hedgerow offers a more natural boundary feature of a greater width, it is also noted that this feature is not protected by a preservation order and therefore could be removed independently from the approved scheme at any time. Permitted

development rights would be available to construct a boundary feature of any material and finish along this boundary as a replacement feature. The revised landscaping scheme therefore needs to be considered in the context of this fall back position.

The proposed boundary treatment would comprise 1.8 metre high “Green Screen” panels at the front of the site, where it would be visible. The green appearance and substantial height of this replacement feature would greatly mitigate the loss of the existing hedgerow from an appearance point of view. Furthermore the proposed Hornbeam species planted on the framework would offer biodiversity benefits. It is also considered that the replacement of the existing hedge would allow safer access and turning arrangements for vehicles, and would provide adequate screening to protect the privacy of the neighbours.

Based on the above, having regard to third party comments and those received from Councillor Jones, it is considered that permission should be granted for the variation of conditions 2 & 12 and the removal of conditions 10 & 11 of previously approved application 20/00335/FUL.

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 30 June 2023.

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

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:
Location Plan - drawing no. 01A
Proposed Site Plan - drawing no. 10C
Proposed Plans & Elevations - drawing no. 20C
Landscape proposals- drawing no. M20/ 1433 / L01B
Swept-Path Analysis -Large Car - drawing no. SP01 rev C
Site Access / Junction Visibility Splay Assessment - drawing no. SK01 rev D

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

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

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

- 4) 4) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

Reason: To encourage sustainable travel and healthy communities.

- 7) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking for two cycles has been provided in accordance with drawing no. 10C. The cycle parking shall thereafter be kept available for the parking of bicycles only.

Reason: To encourage sustainable modes of travel.

- 8) The Development hereby approved shall not be first occupied until the access, parking and turning facilities have been provided as shown on drawing 10C.

Reason: To ensure conformity with submitted details.

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) no form of boundary enclosure within Schedule 2, Part 2, Class A shall be erected along the southern boundary of the site without express planning permission first being obtained from the Local Planning Authority.

Reason: To ensure there is adequate turning space within the site; in the interests of highway safety.

- 10) Prior to the first occupation of the development hereby permitted, the hard and soft landscape scheme indicated on drawing no. M20/ 1433 / L01B shall be implemented in its entirety. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

similar sizes or species.

Reason: In the interests of visual amenity.

- 11) No works or development shall take place until a site drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include details of surface water drainage measures, including for hardstanding areas, and shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall include the details of field percolation tests. The surface water drainage measures shall provide an appropriate level of runoff treatment. The development shall be implemented in accordance with the approved strategy prior to the first use of the development and thereafter maintained.

Reason: To ensure adequate drainage of the site.

- 12) The first floor windows to be installed on the east and west side elevations of the property as shown on approved plan no. 20C shall be fitted with obscure glazing, and any opening lights shall be at high level and top hinged only. The obscure glass and the openings shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents

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

Reason: To protect the amenity levels of neighbouring occupiers at 191A Old Birmingham Road.

Informatives

1) The applicant is advised to be aware of their 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 these works.

2) It is advised that finished floor levels should be set no lower than the existing adjacent properties.

Case Officer: Charlotte Wood Tel: 01527 64252 Ext 3412
Email: Charlotte.Wood@bromsgroveandredditch.gov.uk

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Bromsgrove District Council

Meeting of the Planning Committee

15th February 2021

20/01343/FUL

Removal of conditions 10 & 11 and variation of conditions 2 & 12 of application ref: 20/00335/FUL in order to remove hedgerow along the western boundary and alter landscaping scheme.

Land Rear of 56 Braces Lane, Marlbrook
B60 1DY

Recommendation: Approve

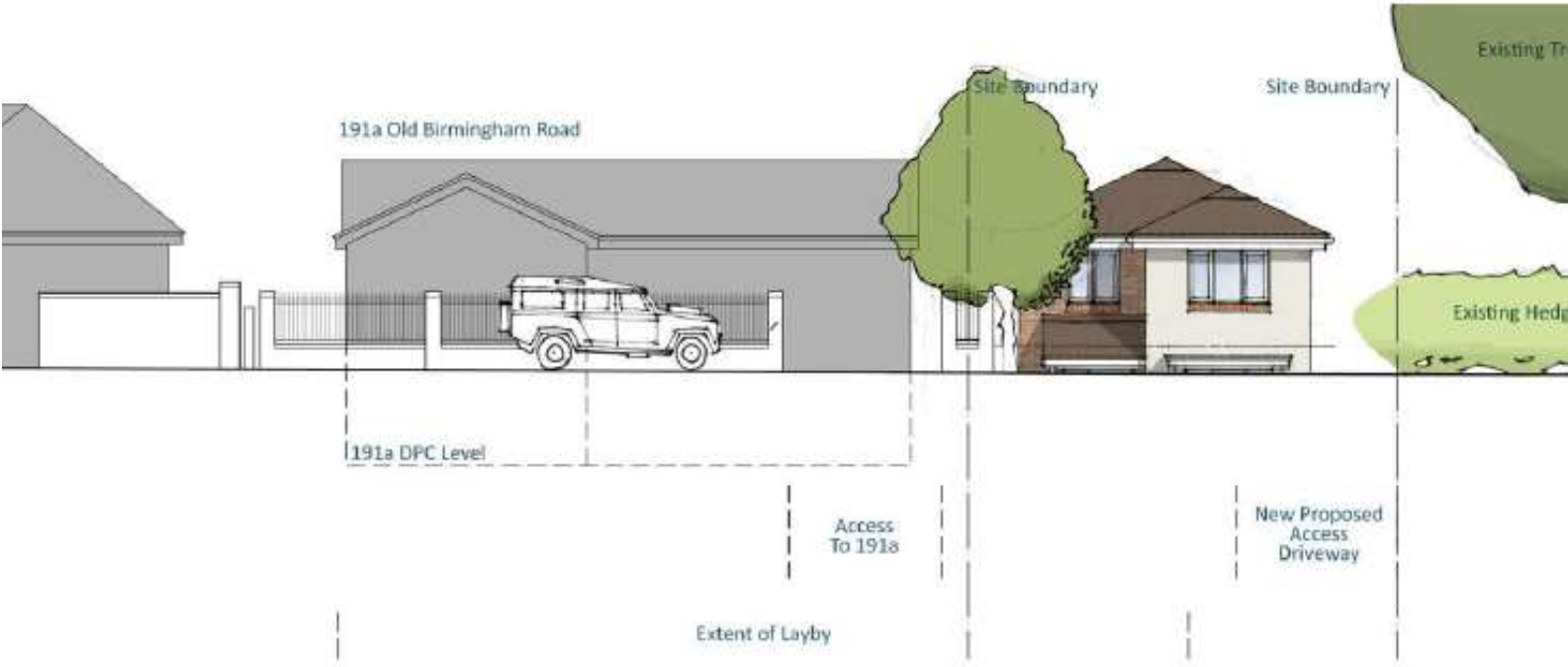
Location Plan



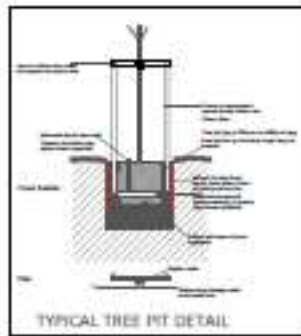
Previously Approved Site Plan



Previously Approved Dwelling (Indicative Street Scene)

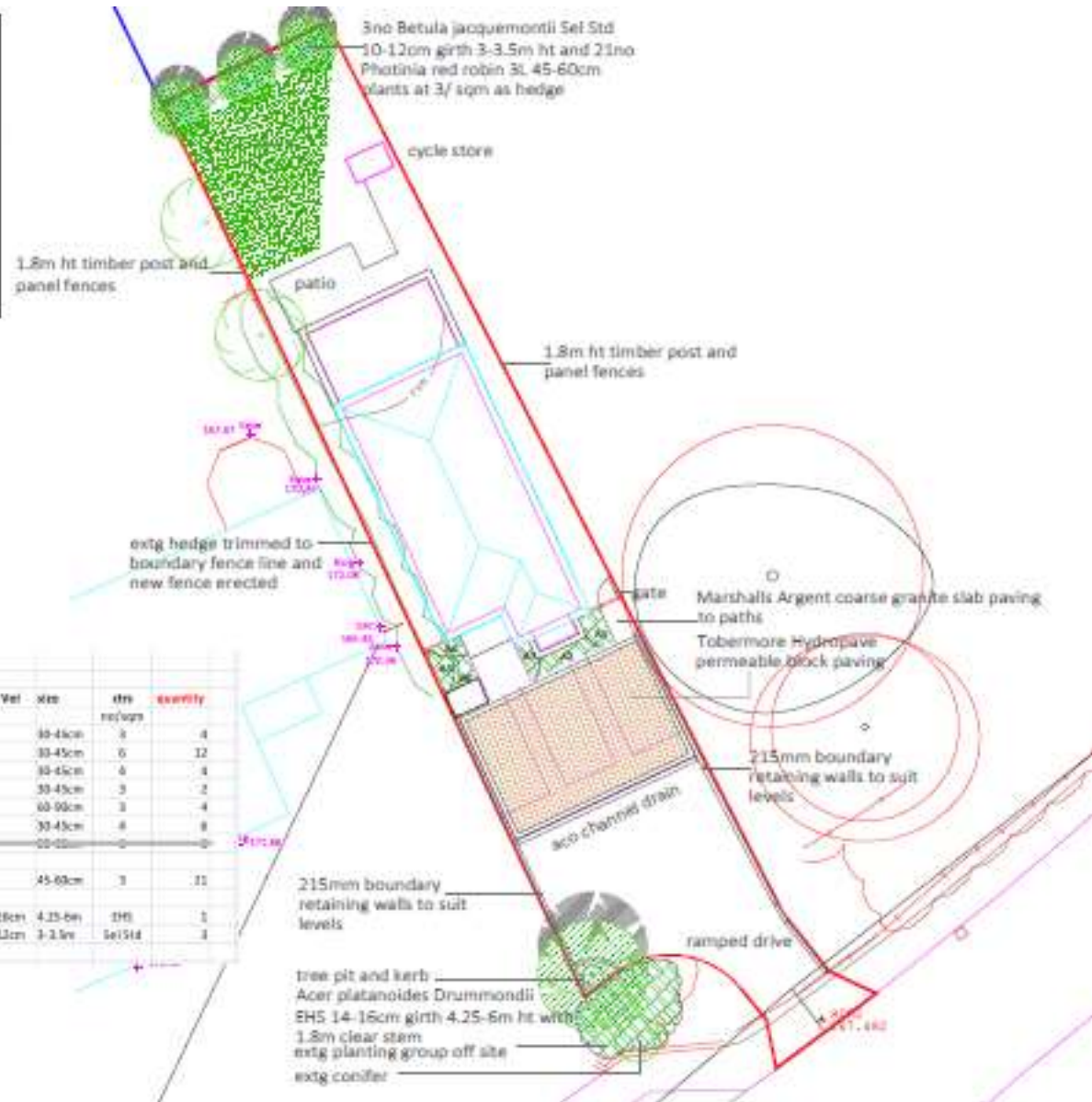


Approved Landscaping Scheme

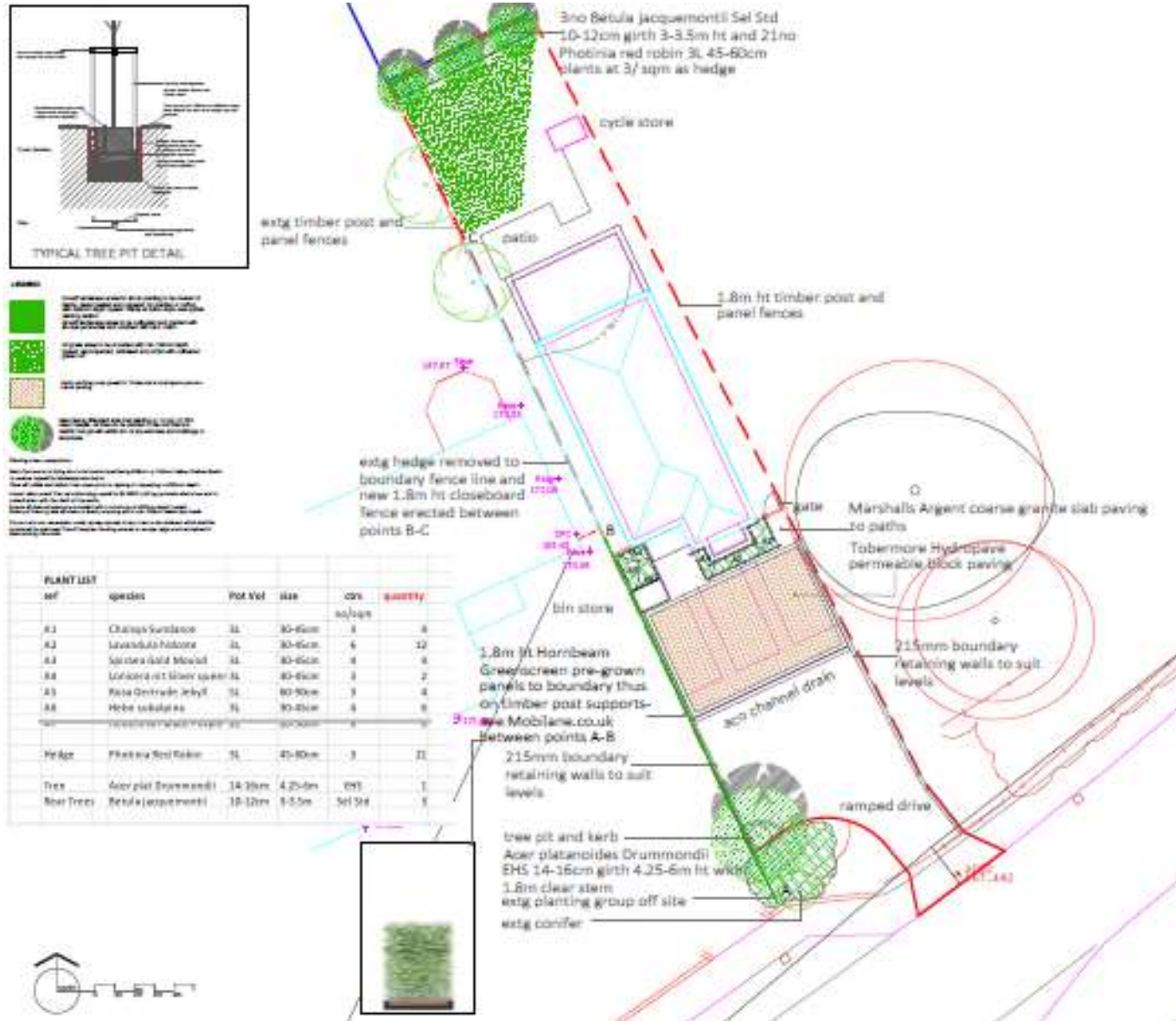


- Legend**
- 10-12cm girth 3-3.5m ht and 21no Photinia red robin 3L 45-60cm plants at 3/ sqm as hedge
 - 10-12cm girth 3-3.5m ht and 21no Photinia red robin 3L 45-60cm plants at 3/ sqm as hedge
 - 10-12cm girth 3-3.5m ht and 21no Photinia red robin 3L 45-60cm plants at 3/ sqm as hedge
 - 10-12cm girth 3-3.5m ht and 21no Photinia red robin 3L 45-60cm plants at 3/ sqm as hedge
- Other notes:**
- 1. All work to be done in accordance with the relevant standards and specifications.
 - 2. All work to be done in accordance with the relevant standards and specifications.
 - 3. All work to be done in accordance with the relevant standards and specifications.
 - 4. All work to be done in accordance with the relevant standards and specifications.
 - 5. All work to be done in accordance with the relevant standards and specifications.

PLANT LIST					
ref	species	Plat Vol	Size	qty	quantity
A1	Ehretia lauracea	3L	30-45cm	8	4
A2	Larrea tridactyla	3L	30-45cm	6	12
A3	Spiraea Gold Mound	3L	30-45cm	4	4
A4	Lonicera Silver Queen	3L	30-45cm	3	2
A5	Rosa Gertrude Jekyll	3L	60-90cm	3	4
A6	Hebe subulana	3L	30-45cm	6	8
A7	Photinia Red Robin	3L	45-60cm	3	11
Hedge					
	Photinia Red Robin	3L	45-60cm	3	11
Tree					
	Acer platanoides Drummondii	14-15cm	4.25-6m	1	1
Rear Trees					
	Betula jacquemontii	10-12cm	3-3.5m	21	1



Proposed Landscaping Scheme



Example of Hornbeam “Green Screen”



Previously Approved Site Plan



Photo of Hedgerow

Existing hedge (mainly privet) to be replaced by hornbeam greenscreen.



Scene View



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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Adrian & Claire and Stella Pickersgill and McGauley	Demolition of Nos. 18 and 20 Lea Green Lane and erection of seven detached dwellings. 18 - 20 Lea Green Lane, Wythall, Worcestershire, B47 6HE,	19.2.2021	20/01396/FUL

The floor area of the development exceeds 1000 square metres, and therefore, under the Council's Scheme of Delegation is referred to Committee for determination.

RECOMMENDATION: That planning permission be Granted

Consultations

Wythall Parish Council

Objection as the committee does not feel that it is possible to enforce that the use of the additional floor space is restricted to a cinema room and is not converted at a later date. In addition, it is noted that there is a lack of visitor parking.

Highways - Bromsgrove

No objection subject to conditions.

Arboricultural Officer

Some concern over loss of privacy for some neighbours. A detailed landscape scheme required.

Waste Management

No objection

North Worcestershire Water Management

Due to known flood risk in the area, is important to ensure water is correctly managed to ensure no increase in flood risk elsewhere. A drainage strategy including a full set of calculations verifying the capacity of attenuation to be used and the pre- and post-development runoff rates and volumes will be required, which can be conditioned.

WRS - Contaminated Land

The proposal is within 250m of a significant area of unknown filled ground and Norton Lane historic landfill site. A landfill and ground gases condition is therefore recommended.

Publicity

A total of 72 letters were originally sent and site notices were displayed around the application site on 13th November 2020 (expired 12th December 2020). The proposal was also advertised in the Bromsgrove Standard.

A total of 24 representations were received of which 22 were objecting and 2 in support.

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

Policy

- Contrary to Council policies for building on back gardens.
- Damage to the area is not outweighed by public benefits of increasing housing supply.

Highways

- Unacceptable impact on highway safety
- Would add to existing traffic congestion
- Insufficient parking

Design

- Contrary to SPD design guide
- An unacceptable design and layout
- Not in keeping with the streetscene
- Unacceptable density of development for the semi-rural locality

Amenity

- Additional noise, light, odour and air pollution
- Loss of residential amenity in terms of visual intrusion, privacy, blocking light and overbearance.
- Major inconvenience during construction
- Insufficient private garden space

Flood risk and drainage

- Flooding is well known in the area
- Already problems with drainage

Infrastructure

- Would add to already over-stretched schools, doctors and other services

Ecology

- Impact on local wildlife including garden pond frog habitat and foraging area for bats, birds and hedgehogs

Precedent

- Would set a precedent for building in back gardens, and thus changing the established character of the area

Support for the proposal is summarised as follows:

- Inevitable that the character of an area will change over time the design of the scheme suggests it will integrate satisfactorily into the locality
- Is an improvement on the previous scheme as will combine traditional design with a contemporary twist
- Good for families being close to the train station an M42 etc

- Plots are too big just for two bungalows.

Cllr Hession

- Raised concern that some of the proposed dwellings are 3 storey and some state cinema rooms with just parking for three cars
- The need for affordable housing
- Questioned whether the proposal constituted over development as it appeared to encroach on neighbours privacy.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP7 Housing Mix and Density
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP21 Natural Environment
BDP22 Climate Change
BDP22 Climate Change
BDP23 Water Management

Bromsgrove High Quality Design SPD

Others

NPPF National Planning Policy Framework (2019)
NPPG National Planning Practice Guidance

Relevant Planning History

20/00459/FUL	Demolition of nos. 18 and 20 Lea Green Lane and erection of seven detached dwellings	Approved 13.8.20
19/00865/FUL	Demolition of 2 dwellings on 18 and 20 Lea Green Lane and the erection of 13 new dwellings (10 apartments and 3 houses).	Withdrawn 26.3.20

Assessment of Proposal

Site and surroundings

The site is in a residential area with properties fronting onto Lea Green Lane and consisting mainly of detached two storey dwellings with long rear gardens, interspersed with some semi-detached properties and bungalows.

To the south and east of the application site are more recent forms of development. To the east is Lea Green Drive, a cul-de-sac of large detached houses and two, three storey

apartments. The housing estate to the east is a denser form of development comprising detached, semi-detached and terrace dwellings set on comparably smaller plots.

Proposal

An extant permission (20/00459/FUL) exists for 7 dwellings on this site and which proposed a similar site layout. The proposal differs in terms of house type design and numbers of bedrooms, which have increased with the current scheme.

This application seeks planning permission to demolish the two existing bungalows and erect 7 detached dwellings. This would result in a net increase of 5 dwellings. Plots 1 to 4 would have four bedrooms with a further room in the roof space described as a cinema room. Plots 5-7 would each have four bedrooms with no additional room in the roof space.

The development would be served by a single point of access onto Lea Green Lane. Off-street parking would be provided for each of the dwellings.

Assessment

Housing land Supply

Paragraph 73 of the NPPF requires the Council 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 an additional buffer of between 5% and 20%, depending on the particular 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 3.18 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.

As such, the absence of a five year housing land supply triggers the paragraph 11 "tilted balance" of the NPPF which for decision-taking is the presumption in favour of sustainable development, where permission should be granted unless, and applicable to this case, "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."

Wythall is identified as a Large 'Settlement' under the BDP2 Settlement Hierarchy and under BDP2.1 (a) new development is supported on previously developed land or buildings within existing settlement boundaries which are not in the designated Green Belt. The site includes residential garden, which does not fall within the previously developed land definition.

The following report explains why the scheme is broadly compliant with the Development Plan.

Housing Mix

Policy BDP7 states that to ensure mixed and varied communities are created development proposals need to focus on delivering 2 and 3 bedroom properties. The supporting text to the policy says that there is likely to be a sustained demand for family housing but notes that Bromsgrove has a high proportion of large 4 and 5 bedroom homes. To help redress the balance between large homes and the ageing population there needs to be a significant change in building patterns across the District to provide realistic alternatives for the increasing elderly population.

The extant permission proposed 4x 3bed and 3x 4bed and this proposal to seeks to provide 4x 5 bed (including the roof space cinema room) and 3x 4bed properties. Whilst in policy terms this would be a negative factor, albeit minor, in the planning balance, given the small number of dwellings proposed and the continued demand for family homes, I consider that it would be unreasonable to refuse the application for this reason alone.

Members will note that the number of bedrooms, for the two properties to be demolished, are 4no. for 18 Lea Green Lane and 3 for 20 Lea Green Lane.

Design and amenity

Further to BDP2.1 (a), referred to above, BDP19 (n) seeks to resist the development of garden land unless it fully integrates into the residential area and is in keeping with the character and quality of the local environment.

Policy BDP 1.4 (e) requires developments to be compatible with adjoining uses and the impact on residential amenity. The SPD assists with interpreting this policy.

The Council's High-Quality Design SPD provides design guidance to assist with interpreting these policies.

The SPD advises that the pattern of street blocks, plots and buildings should be continued to ensure proposals successfully integrate into the existing urban fabric and that as a general rule all development should be positioned to front onto the street following an established building line.

A perimeter block format is a defining characteristic of the local street pattern, which serves to efficiently achieve the proper relationship between private and public space, where the grouping together of rear gardens allows occupiers to enjoy the benefits of protected private amenity space whilst the public face of the building logically fronts onto the street. The SPD endorses this urban block format for new developments.

The site sits alongside Lea Green Drive, which is also a cul-de-sac development and the proposal is arranged using perimeter block design principles. Furthermore, careful consideration has been given to ensure that separation distances between existing and proposed dwellings and garden sizes have been achieved to accord with the SPD design guidelines.

In addition to the functional relationship between public and private space, consideration of local character and distinctiveness is required. The SPD says that new residential development should embody the particular characteristics of the built and natural

environment in which it is located to provide a sense of place and identity. The street pattern previously described is a defining characteristic. The SPD suggests that reflecting matters of scale, massing, materials and detailing in a new development is important to ensure it retains and enhances the local character of the area.

The local area has typical suburban characteristics consisting of a mix of styles of two storey detached and semi-detached homes with a scattering of bungalows, mostly with relatively large rear gardens. The three dwellings proposed fronting Lea Green Lane adopt a similar street facing orientation to the neighbouring properties. The size, appearance and architectural detailing of the dwellings is also considered to be in keeping with the area, as is their alignment with the neighbouring dwellings on Lea Green Lane. The loss of two relatively large rear gardens to development would be a departure from the prevailing suburban character. However, the neighbouring Lea Green Drive cul-de-sac development has integrated well into the immediate locality and it is considered that the proposal would continue this acceptable theme. The fact that the development would sit alongside Lea Green Drive helpfully assists in this regard.

In view of the above, I consider that the proposal would be in keeping with the character and quality of the local environment and acceptably integrate into the residential area in accordance with BDP19 (e) and (n) and associated SPD design guidance.

Furthermore, I consider that the relationship between public and private space arising from the proposed layout with neighbouring properties would be compatible with maintaining reasonable levels of residential amenity together with adequate spacing between existing and proposed homes, in accordance with Policy BDP 1.4 (e) and associated SPD design guidance.

Bin Storage

The SPD requires the provision of accessible refuse stores within new developments. Bin storage has been successfully integrated into the proposal.

Flooding and Drainage

Policy BDP23 seeks to ensure, amongst other things, that development addresses flood risk from all sources and do not increase the risk of flooding elsewhere

North Worcestershire Water Management has acknowledged there is recorded flood risk in the area and advised that surface water drainage condition with the correct technical information would enable this risk to be adequately addressed.

Subject to the imposition of such a condition it is considered that the proposal would be in accordance with Policy BDP23 (c) of the Bromsgrove District Plan.

Ecology

Ecology issues remain unchanged from the previous approval and in that instance sufficient ecological information had been submitted, including addressing third party concerns, to enable determination of the application in line with the law and planning guidance, subject to conditions. The scheme is therefore compliant with Policy21 of the Bromsgrove District Plan.

Highways

Policy BDP16 requires that development should comply with Worcestershire County Council's Transport policies, design guide and car parking standards as well as a series of more specific development requirements.

The application site is in a residential and sustainable location off an unclassified road. Lea Green Lane benefits from footpaths and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. Lea Green Lane has a 30mph speed limit. The site is located within easy walking distance of amenities, bus routes and bus stops. Wythall Railway Station is located approx. 55m from the front of the proposed development.

Despite concerns raised by the local community regarding congestion, highway safety matters and sufficient parking provision, the expert opinion of the Highway Authority is one of no objection.

Given the above, and with the application of the recommended conditions, the scheme is considered to be compliant with Policy16 of the Bromsgrove District Plan.

The Planning Balance

Paragraph 8 of the NPPF defines sustainable development as having three dimensions: economic, social and environmental. In this case, given the 5 year housing supply shortfall, the presumption in favour of sustainable development for decision taking means, the 'tilted balance' under paragraph 11 d) ii) applies. This does not change the statutory status of the Local Plan as the starting point for decision making.

In view of the above assessment, it is considered that the proposal is District Plan compliant apart from the housing mix policy, and reason is given above as to why the application should not be refused on this ground alone.

Furthermore, application of the 'tilted balance' means applying a presumption in favour of sustainable development and granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole.

In terms of economic benefits, the proposal would make a contribution, to the Council's supply of housing. It is also acknowledged that there would be some economic benefits associated with the proposal during the construction phase and from occupants supporting local shops and services.

The proposal would also fulfil the environmental and social dimensions of sustainable development, because the site is in a sustainable location, therefore reducing the requirement to travel by private vehicle and would contribute to supporting a sustainable community.

I note the comments regarding the impact on infrastructure, including healthcare provision. Members will note the scheme relates to a net gain of five dwellings and thus falls under the threshold for the collection of any mitigation measures.

In conclusion, the adverse impacts of this proposal, as discussed above and raised by third parties, would not significantly and demonstrably outweigh the benefits.

RECOMMENDATION: That planning permission be Granted

Conditions:

- 1) The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

153_01_LOCATION PLAN
153_10_PROPOSED SITE PLAN
153_20_PLOT 1
153_21_PLOT 2
153_22_PLOT 3
153_23_PLOT 4
153_24_PLOT 5+6
153_25_PLOT 7
153_LANDSCAPING

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of the Development Plan.

- 3) Prior to construction above floor level a schedule of materials and finishes (including samples and trade descriptions/brochure details where appropriate) of materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with the approved details and completed before the development is first occupied and thereafter shall be retained and maintained in that form, unless the Local Planning Authority gives prior written approval to any subsequent variation.

Reason: To ensure the materials are appropriate to safeguard the visual amenities of the area.

- 4) Notwithstanding submitted information, prior to construction above ground floor level, a scheme of hard and soft landscaping detailing treatment of all parts of the

site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall include:

(a) planting plans (to a recognized scale) and schedules indicating the location, number, species, density, form and size of proposed tree, hedge and shrub planting;

(b) written specifications including cultivation and other operations associated with tree, plant and grass establishment;

(c) the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings,), where appropriate;

(d) a timetable for the implementation of the soft and hard landscaping scheme.

The approved soft and hard landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits, and to enhance the setting within the immediate locality.

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

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

- 6) For trees and hedgerows proposed to be retained, the construction phase of the development shall be carried out in accordance with the Arboricultural Method Statement contained within the Indigo Surveys Trees and Construction Report Ref: 19122/A2_AIA_Rev.B.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area.

- 7) Prior to first occupation of the development, the applicant shall submit to the Local Planning Authority for written approval a scheme for provision of sparrow terraces to be installed in the development. This shall consist of two 1SP Schwegler sparrow terraces (or equivalent) built into a suitable east or west facing wall at or above eaves level.

The approved scheme shall be implemented and completed prior to first occupation of the dwellings to which they apply and the approved features maintained and retained thereafter in perpetuity, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests in of providing a net gain to bio-diversity.

- 8) The development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

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

Reason: To encourage sustainable travel and healthy communities.

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

Reason: In the interests of highway safety.

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

Reason: To encourage sustainable travel and healthy communities.

- 12) The Development hereby approved shall not be brought into use until the visibility splays shown on drawing CTP-Drawing SK01 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

- 13) The development hereby approved shall not be brought into use until the existing vehicular accesses have been permanently closed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

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

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

Or

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

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

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

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

- 15) Apart from limited works to allow access to the rear of the property to facilitate works required in connection with this condition, no further works or development shall take place until a site drainage strategy for the proposed development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved strategy prior to the first use of the development and thereafter maintained.

If infiltration techniques are used then the plan shall include the details of field percolation tests.

Reason: The agreement of a scheme of surface water disposal prior to the commencement of development is fundamental to safeguard against pollution and flooding,

- 16) No development shall commence until a scheme of foul drainage and effluent disposal has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with such approved details prior to the first use or occupation of the building(s) hereby permitted and shall be retained thereafter.

Reason: The agreement of a scheme of foul drainage and effluent disposal prior to the commencement of development is fundamental to safeguard against pollution

- 17) Prior to commencement of any part of the development hereby permitted, including any demolition works, details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout the demolition and/or construction period, the approved details within the CMP shall be adhered to. The CMP shall include details of:

(a) means of access of large vehicle movements (including deliveries) to and from the site, and suitable off-highway parking and manoeuvring for all construction related vehicles;

(b) the parking of vehicles of site operatives and visitors during the construction phase.

(c) the hours of demolition and/or construction

Reason: The agreement of details of a Construction Management Plan prior to the commencement of development is fundamental to ensure a satisfactory level of environmental protection; to minimise disturbance to local residents; the prevention of harm being caused to the amenity of the area; and in the interest of highway safety during the construction process.

- 18) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

Part 1, Class A (enlargements, improvements or other alterations);

Part 1, Class B (roof additions);

Part 1, Class C (other roof alterations);

Reason: To enable the Local Planning Authority to exercise control over development in order to safeguard the privacy and amenity of neighbouring residents.

Plan reference

Case Officer: Mr Anthony Young Tel: 01527 881234
Email: anthony.young@bromsgroveandredditch.gov.uk

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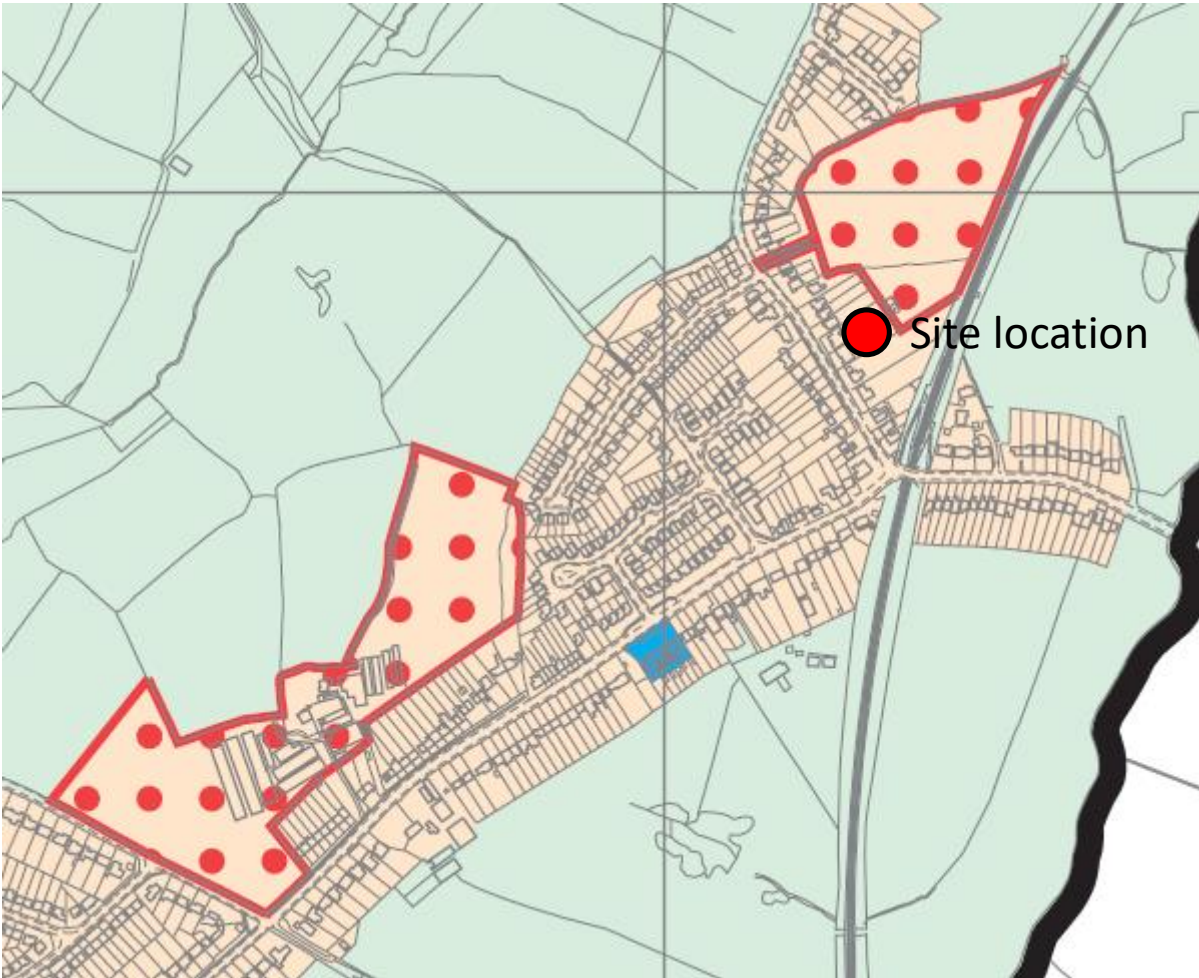
20/01396/FUL

Demolition of Nos. 18 and 20 Lea Green Lane
and erection of seven detached dwellings.

18 – 20 Lea Green Lane

Wythall

Recommendation: Approve



Development Plan
Extract from Policies Map

Site Location



Site Plan



Two dormer bungalows
proposed for demolition





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Selsdon Close properties
Backing onto the rear of
the site





22 Lea Green Lane



20 Lea Green Drive

Properties on Lea Green Drive



Proposed Layout



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Disclaimer

This drawing is the property of Lawrence & Ford.

Revisions

Contact + Location

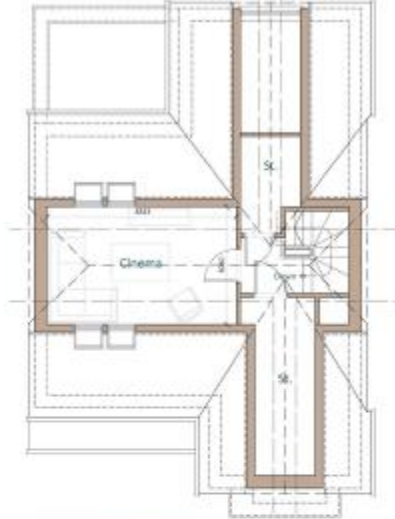
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Details

18.20 Lea Green Lane - Without

Agenda Item 7

Plot 1



Proposed Ground Floor Plan
Scale 1:50

Proposed First Floor Plan
Scale 1:50

Proposed Second Floor Plan
Scale 1:50



Proposed Front Elevation

Proposed Side Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

Proposed Rear Elevation

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Plot 2



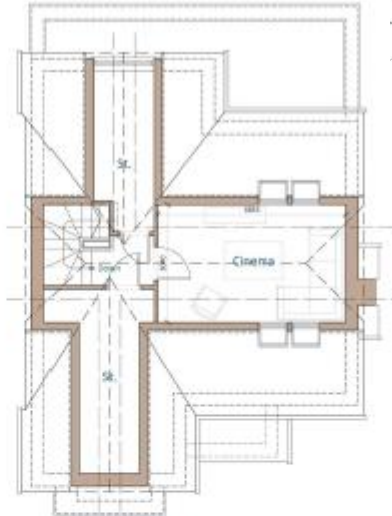
Disclaimer | Revisions | Contact + Location | Details



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Second Floor Plan
Scale 1:50



Proposed Front Elevation



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation

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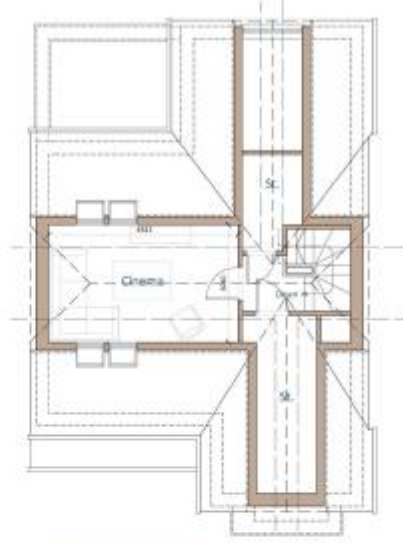
Plot 3



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Second Floor Plan
Scale 1:50



Proposed Front Elevation



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation

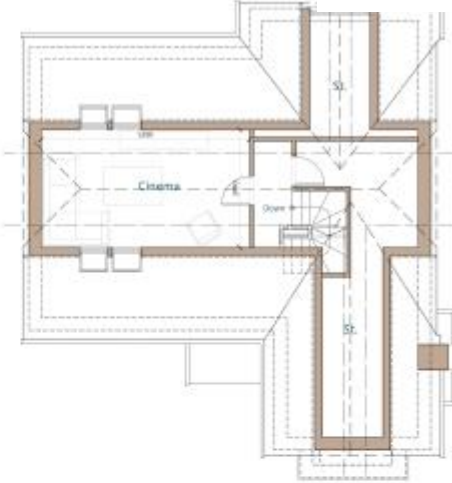
Plot 4



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Second Floor Plan
Scale 1:50



Proposed Front Elevation



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation

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Plots 5 & 6



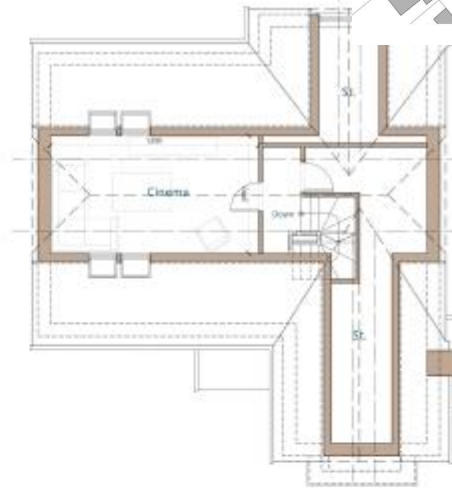
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Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Second Floor Plan
Scale 1:50

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Proposed Front Elevation



Proposed Side Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation

Plot 7



Disclaimer Revisions Contact + Location Details



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

Lea Green Lane street view



Internal street view

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