



## **BROMSGROVE DISTRICT COUNCIL**

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

**MONDAY 6TH MARCH 2023**

**AT 6.00 P.M.**

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

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

### **AGENDA**

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest  
  
To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
4. Tree Preservation Order (11) 2022: 58 Braces Lane, Marlbrook, Bromsgrove B60 IDY (Pages 7 - 24)
5. 21/01836/FUL - Change of use of land and buildings (units 1 and 2) from agriculture and equestrian use to mixed-use agriculture, equestrian and education, replacement roof to unit 2 (parts 3 and 4), new windows to north-east elevation of unit 2 (part 1) and associated foul drainage works. Thornborough Farm, Redhill Road, Kings Norton, Birmingham. Riverside Education (Pages 25 - 56)

6. 22/01228/REM - Reserved Matters submission for details relating to the development of 46 residential dwellings, including details on layout, design, drainage, engineering details and landscaping. Bordesley Hall, The Holloway, Alvechurch. Mr. A Russell (Wain Homes) (Pages 57 - 90)
7. 22/01640/LBC - Roof alterations to include the insertion of 2 no. conservation rooflights. Partial removal of internal wall. Aldham House, Fish House Lane, Stoke Prior, Bromsgrove, B60 4JT. Mr. J. Till (Pages 91 - 102)
8. 23/00027/REM - Approval of Reserved Matters relating to landscaping pursuant to outline planning permission 14/0408 (Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance). Land Rear of Algoa House, Western Road, Hagley. Mr. D. Billingham (Pages 103 - 112)
9. 23/00053/FUL - Single storey side extension. 29 Brecon Avenue, Bromsgrove, B61 0TQ. Mr. R. Laight (Pages 113 - 124)
10. 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

24th February 2023

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

**Parkside, Market Street, Bromsgrove, B61 8DA  
Tel: 01527 881406  
Email: [p.ross@bromsgroveandredditch.gov.uk](mailto:p.ross@bromsgroveandredditch.gov.uk)**

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

### **PUBLIC SPEAKING**

**The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council's website.**

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

- 1) Introduction of application by Chair**
- 2) Officer presentation of the report**
- 3) Public Speaking - in the following order: -**
  - a. objector (or agent/spokesperson on behalf of objectors);**
  - b. applicant, or their agent (or supporter);**
  - c. Parish Council representative (if applicable);**
  - d. Ward Councillor**

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

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

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

**Notes:**

**1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Officer on 01527 881406 or by email to [p.ross@bromsgroveandredditch.gov.uk](mailto:p.ross@bromsgroveandredditch.gov.uk) before 12 noon on Thursday 2<sup>nd</sup> March 2023.**

**2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate face-to-face or via a Microsoft Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting via Microsoft Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Thursday 2<sup>nd</sup> March 2023.**

**3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)**

**4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.**

**5) Although this is a public meeting, there are circumstances when the Committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.**





## **INFORMATION FOR THE PUBLIC**

### **Access to Information**

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

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

You can access the following documents:

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

at [www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

This page is intentionally left blank

### PLANNING COMMITTEE

6<sup>th</sup> March 2023

#### Tree Preservation Order (11) 2022: 58 Braces Lane, Marlbrook, Bromsgrove B60 1DY

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

#### 1. SUMMARY OF PROPOSALS

- 1.1 The Committee is asked to consider the confirmation without modification of Tree Preservation Order (11) 2022 relating to a Beech tree at 58 Braces Lane, Marlbrook, Bromsgrove B60 1DY

#### 2. RECOMMENDATIONS

- 1.2 It is recommended that provisional Tree Preservation Order (11) 2022 relating to the Beech tree at 58 Braces Lane, Marlbrook, Bromsgrove B60 1DY is confirmed without modification and made permanent as raised and shown in appendix (1).

#### 3. KEY ISSUES

##### Financial Implications

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

##### Legal Implications

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

##### Service / Operational Implications

##### Background:

- 3.4 The provisional order was raised on the 19<sup>th</sup> October 2022 as shown in appendices (1) in response trees having been recently removed from the gardens of neighbouring properties and known intension of property owners in

### **PLANNING COMMITTEE**

6<sup>th</sup> March 2023

this area to be considering development within the rear garden area of the properties.

A TEMPO (Tree Evaluation Method For Tree Preservation Orders) has been carried out as shown in appendix (2) on T1 Beech prior to the provisional order being raised under which I scored the tree at 17 points therefore indicating it justified TPO protection status.

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

- Email received 18/11/2022 From Mr and Mrs Fletcher owners of 58 Braces Lane as shown in appendix (3).

My comments in relation to the issues raised in the objection are as follows:

I feel that the overall size and canopy spread of the tree are acceptable for its location. I therefore do not feel that crown reduction pruning and certainly to a pollard pruning level would be an appropriate level of crown management on this tree. There is a granted planning consent relating to application reference 20/00335/FUL relating to the potential construction of a two storey property on land to rear of 56 Braces Lane as shown on appendix (4). The tree stands on the Eastern boundary of land associated to 58 Braces Lane while the proposed development is on the Western side of the site. Therefore, the tree would only create a major amount of shading during a period of the morning. The proposed development a 56 Braces Lane stands on the Western side of the site therefore will be expected to create a level of shading in the late afternoon and evening. However, I feel that there would be a suitable period of sunlight on the site during midmorning to late afternoon.

3.6 Policy Implications- None  
HR Implications- None  
Council Objective 4- Environment, Priority C04 Planning

3.7 Climate Change / Carbon/ Biodiversity- The proposal in relation to confirming the TPO can only be seen as a positive impact on the environment.

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

## **PLANNING COMMITTEE**

**6<sup>th</sup> March 2023**

---

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

### **4. RISK MANAGEMENT**

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

### **5. APPENDICES**

List Appendices.

Appendix (1) Schedule and Plan of Provisional Order as raised

Appendix (2) Tempo Assessment

Appendix (3) Emailed Objection from Mr & Mrs Fletcher date 18/11/2022

Appendix (4) Plan of Granted Planning Consent 20/00335/FUL at 56 Braces Lane

Appendix (5) Photographs of Tree To be Protected.

### **6. BACKGROUND PAPERS**

None

### **7. KEY**

TPO - Tree Preservation Order

TEMPO – Tree Evaluation Method for Preservation Orders

- 7.1 Conclusion and recommendations:

The Beech tree T1 of the order is clearly visible to both pedestrian and vehicle users of the Old Birmingham Road therefore offers a high degree of public visual amenity value. It is in good health and condition while having a considerable future life expectancy.

## **PLANNING COMMITTEE**

**6<sup>th</sup> March 2023**

---

Therefore, I recommend to the committee that Tree Preservation Order (11) 2022 is confirmed and made permanent without modification as shown in appendix (1) of this report.

### **AUTHOR OF REPORT**

Name: Gavin Boyes

Email: [Gavin.Boyes@bromsgroveandRedditch.gov.uk](mailto:Gavin.Boyes@bromsgroveandRedditch.gov.uk)

Tel: 01527 883094

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

**Bromsgrove District Council Tree Preservation Order (11) 2022**  
**Tree/s on land at 58 Braces Lane, Marlbrook, Bromsgrove, Worcestershire, B60**  
**1DY**

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

**Citation**

1. This Order may be cited as **Tree Preservation Order (11) 2022**

**Interpretation**

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

**Effect**

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,


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

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

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

Dated this 19<sup>th</sup> October 2022

Signed on behalf of Bromsgrove District Council

 VANESSA BROWN Solicitor,

Authorised by the Council to sign in that behalf

**First Schedule**

**Trees specified individually**

(encircled in black on the map)

| <u>No. on Map</u> | <u>Description</u> | <u>NGR</u>        | <u>Situation</u>                                 |
|-------------------|--------------------|-------------------|--|
| T1                | Beech              | 397369,<br>274119 | Rear garden boundary line with<br>60 Braces Lane |

**Trees specified by reference to an area**

(within a dotted black line on the map)

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

NONE

**Groups of Trees**

(within a broken black line on the map)

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

NONE

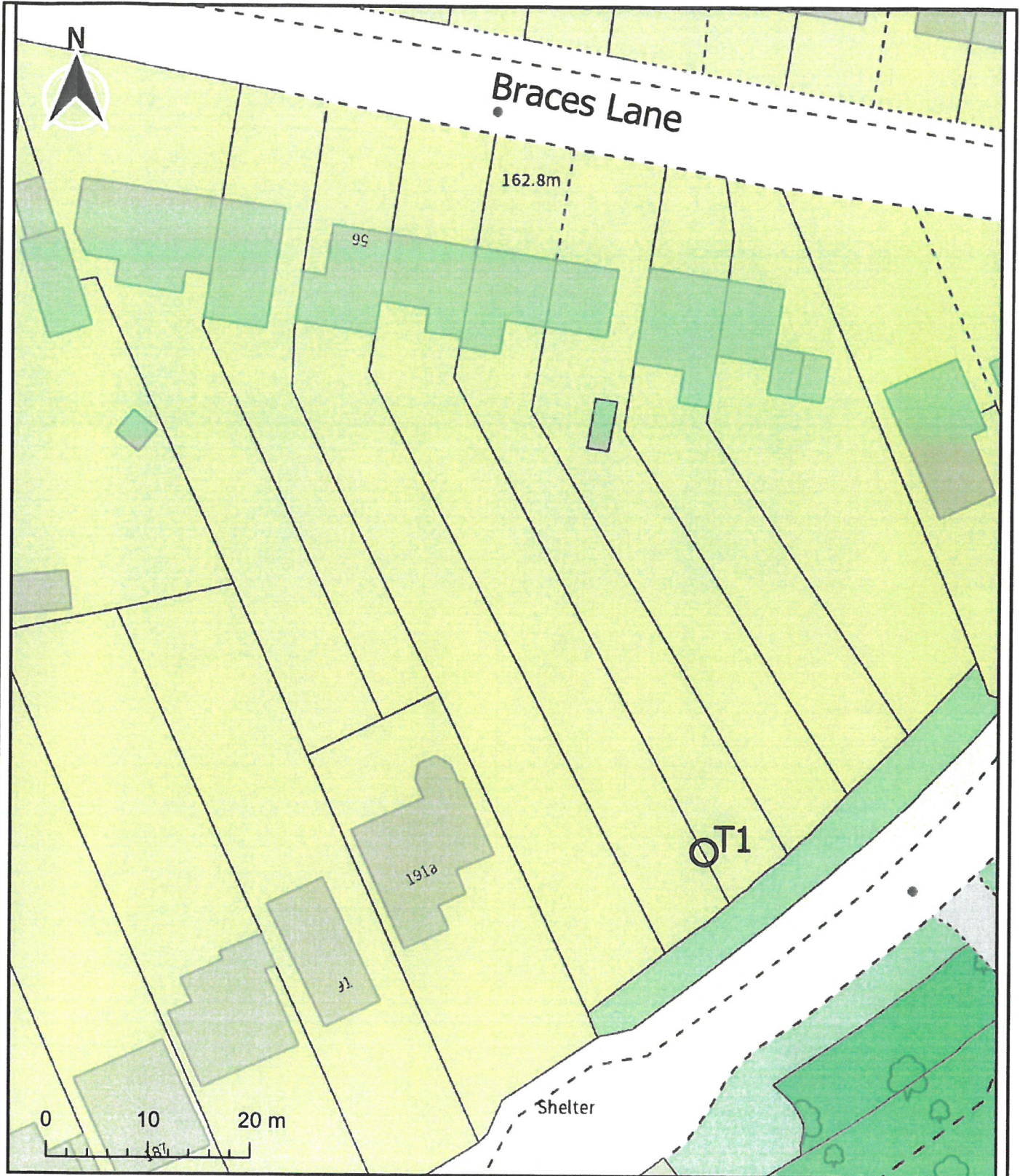
**Woodlands**



(within a continuous black line on the map)

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

NONE





|   |  |  |  |  |
|---|--|--|--|--|
|  <p><b>Bromsgrove District Council</b><br/>www.bromsgrove.gov.uk</p>  <p>REDDITCH BOROUGH COUNCIL<br/>making a difference<br/>www.redditchbc.gov.uk</p> | Project: TPO No.(11) 2022                  | Drawn: Gavin Boyes - Arboricultural Team | Environmental Services<br>Town Hall<br>Walter Stranz Square<br>Redditch<br>Worcs B98 8AH | Braw<br>VANESA Braw<br>Scholar<br>19/10/22 |
|   | Drawing: 58 Braces Lane Bromsgrove B60 1DY | Scale: 1:500 @ A4                        |  |  |
|   | Drawing No.: 1 of 1                        | Date: 9.2022                             |  |  |





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

Sheet No. 1 of 4

Date: 22/09/2022

Evaluation by: Gavin Boyes

Address/Site Details:

| Tree Ref | Species | DBH (mm) | Amenity Assessment |               |                |    | Sub | d - other factors | Expediency | Score | TPO Y/N? | Notes |
|----------|---------|----------|--------------------|---------------|----------------|----|-----|-------------------|------------|-------|----------|-------|
|          |         |          | a - Condition      | b - Longevity | c - Visibility |    |     |                   |            |       |          |       |
| T1       | Beech   | 700      | 5                  | 5             | 4              | 14 | 1   | 2                 | 17         | Y     |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |
|          |         |          |                    |               |                |    |     |                   |            |       |          |       |

Trees must have accrued 7+ points ( & no zeros) to qualify

- Part 1: Amenity assessment**
- a) Condition
    - 5) Good (highly suitable)
    - 4) Fair (suitable)
    - 3) Fair (unlikely)
    - 2) Poor (unlikely)
    - 1) Poor (unlikely)
    - 0) Unsafe
    - 0) Dead
  - b) Longevity
    - 5) 100+
    - 4) 40 - 100
    - 3) 20 - 40 (suitable)
    - 2) 10 - 20 (just suitable)
    - 1) 10 - 20 (unsuitable)
    - 0) <10 (unsuitable)
  - c) Relative public visibility
    - 5) Very large trees, or large trees that are prominent features (V lge=200sqm+)
    - 4) Large trees, or medium trees clearly visible to the public (lge=100-200sqm)
    - 3) Medium trees, or larger trees with limited view only (Suitable, med=25-100sqm)
    - 2) Small trees, or larger ones visible only with difficulty (Unlikely, small = 5-25sqm)
    - 1) Young/v.small or not publicly visible regardless of size (prob unsuitable, <5sqm)
  - d) Other factors
    - 5) Principal components of arboricultural features, or veteran trees
    - 4) Members of groups of trees that are important for their cohesion
    - 3) Trees with significant historical or commemorative importance
    - 2) Trees of particularly good form, especially if rare or unusual
    - 1) Trees with none of the above additional redeeming features
- Part 2: Expediency assessment**
- 5) Known threat to tree
  - 3) Foreseeable threat to tree
  - 2) Perceived threat to tree
  - 1) Precautionary only
  - 0) Known as an actionable nuisance
- Part 3: Decision guide**
- Any 0 Do not apply TPO
  - 1 - 6 TPO indefensible
  - 7 - 11 Does not merit TPO
  - 12 - 15 Possibly merits TPO
  - 16+ Definitely merits TPO

This page is intentionally left blank

**Gavin Boyes - Arboricultural Team**

---

**From:** Frank Fletcher [REDACTED]  
**Sent:** 18 November 2022 13:41  
**To:** Gavin Boyes - Arboricultural Team  
**Subject:** Tree on land at 58 Braces Lane, Marlbrook , Bromsgrove B60 1DY

**This email originated from outside of the Organisation**

**STOP: Were you expecting this Email? Does it look genuine?**

**THINK: Before you CLICK on links or OPEN any attachments.**

**If you believe this message is a phishing email please forward it to [report.phishing@bromsgroveandredditch.gov.uk](mailto:report.phishing@bromsgroveandredditch.gov.uk)**

**If you have already clicked on any of the links, it is imperative you call the ICT helpdesk immediately**

**on ext 1766 internally or 01527 881766 externally. Failure to do this is a breach of the Information Security Policy.**

Dear Gavin Boyes

With reference to your letter dated 19 October regarding the beech tree in the easterly boundary hedge row between house no's 58 & 60 . The tree is about 70 to 80 feet tall with a canopy of 26 feet radius. This canopy when in full leaf prevents us from growing vegetables due to lack of sun light and rain water entering our vegetable garden. The canopy of the tree reaches over the westerly boundary hedgerow of our garden into the adjacent plot of land. This plot of land was sold for development. The proposed new property, which has had planning permission granted, will restrict the sunlight falling onto our vegetable garden from that direction. We were proposing to have the tree pollarded in height and width after consultation with our neighbour to allow for additional light.

Hence, we are opposed to having the Tree Preservation order made permanent.

Yours faithfully

Frank & Pat Fletcher.

(58 Braces Lane)

This page is intentionally left blank





Appendix (4)

**Disclaimer**  
 This drawing is the copyright of Lawrence & Finley Architects Ltd. It is not to be reproduced or used in any way without the written permission of Lawrence & Finley Architects Ltd. Please read this drawing in conjunction with the specification. Check all site dimensions prior to any construction. Refer any discrepancies found to the Architects.

**Revisions**

| Revision | Description        | Date       |
|----------|--------------------|------------|
| A        | CU Parking Revised | 23/04/2020 |
| C        | General Amendment  | 12/05/2020 |

**Contact + Location**  
 T 01752 834305  
 E info@lfa.co.uk  
 Lawrence & Finley Architects Ltd.  
 27 Temple Road,  
 Levenshaye, LE60 2AD

**Details**

| Client         | 56 Baces Lane, Marbrook     |
|----------------|-----------------------------|
| Job Type       | New Residential Development |
| Drawing Title  | Proposed Site Plan          |
| Job Number     | 112                         |
| Drawing Number | 100                         |
| Status         | PLANNING                    |



This page is intentionally left blank













This page is intentionally left blank

| Name of Applicant   | Proposal  | Expiry Date | Plan Ref.    |
|---------------------|---|-------------|--------------|
| Riverside Education | <p>Change of use of land and buildings (units 1 and 2) from agriculture and equestrian use to mixed-use agriculture, equestrian and education, replacement roof to unit 2 (parts 3 and 4), new windows to north-east elevation of unit 2 (part 1) and associated foul drainage works</p> <p>Thornborough Farm, Redhill Road, Kings Norton, Birmingham</p> | 08.02.2022  | 21/01836/FUL |

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

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

## Consultations

### **Highways - Bromsgrove**

- Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment of this planning application and has no objection subject to conditions.
- The site is located in a rural location off a classified road, the site benefits from an existing vehicular access with good visibility in both directions. Redhill Road does not benefit from footpaths and street lighting and no parking restrictions are in force in the vicinity.
- The site has a safe and convenient access to Redhill Road.
- Staff numbers - maximum seven members of staff onsite at one time. On average, only three or four staff attend site.
- It is noted there will be a nominal increase in the traffic which will be generated by the proposed development - acceptable.
- The applicant has failed to provide cycle parking and electrical vehicle charging points and motorcycle parking - conditioned below.
- The applicant has provided parking for staff and also parking for a school minibus on site.
- The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

### **WRS - Contaminated Land**

- No objection

### **WRS - Noise**

- No objection

## **Worcestershire County Council Countryside Service**

- The definitive line of Alvechurch footpath AV-508 is adjacent to the application site.
- We have no objection to the proposals provided that the applicant is aware of and adheres to the obligations towards the right of way:

## **Alvechurch Parish Council**

- APC wish to object to this planning application on the following grounds:
- The change of use would have a detrimental effect on residents of the neighbouring property due to noise and disturbance.
- There are no benefits which outweigh the harm in this Green Belt location. There are no valid exceptional circumstances that support this application. This proposal and use is considered inappropriate in this location.
- The location of the car park is considered to have an adverse effect on the 'openness' of this rural location in the Green Belt.
- The access to what will be the designated the car park area involves driving through a narrow gap between the timber stables which is considered to be inappropriate and create a health and safety issue.

## **Public Consultation**

4 letters sent 13.01.2022 (expired 06.02.22)

Site notice displayed 17.01.22 (expired 11.02.22)

Press notice in Bromsgrove Standard published 14.01.22 (expired 31.01.22)

Additional re-consultation letters sent 05.04.22 and 10.08.22 following amendments to the application (expired 27.08.22)

10 representations received objecting to the scheme

11 representations received in support of the scheme

A number of issues raised relate to non-planning matters or matters not related to the current application. These have not been reported.

Objections raised the following concerns:

- Adverse impact on residential amenity
- Loud and disruptive noise during the day and after school hours
- Too close to residential use: loss of privacy / emotional distress and fear reported by residents of neighbouring dwelling, Hazeldene.
- Parking in access drive, blocking entrance/visibility, traffic concerns.
- Foul odour related to shared use of septic tank
- Inappropriate development in Green Belt
- Disturbance due to security light
- 6 feet fences and chickens adjacent to Hazeldene cause disturbance
- Building on site that was required to be removed under Enforcement Notice.
- Retrospective
- Concerns at drainage for proposed sewerage treatment plant
- Sale of eggs means the public visit the site
- Concern at use of site for parties and events
- Inadequate parking facilities for coaches
- Erosion of driveway further along Redhill Road due to water run-off from the site

Supportive comments can be summarised:

- Vehicles and parking are considerate
- Calm and quiet environment; great space for children to learn about animals
- Serves the students and community at large
- Equestrian users report no noise concerns, enjoying visiting site to tend their horses and attending existing livery on site with friends and family
- Neighbours in converted buildings to the east report no problems and zero disturbance
- Supportive letters from parents of children attending the site stating the positive benefits of the experience on the children (and as a result their families) and the opportunity it presents to them. This includes:
  - happiness,
  - looking forward to getting to school,
  - absence of behavioural issues which arose at previous schools,
  - provides a therapeutic environment
  - feeling like a valued member of the community and engagement with education when traditional education and learning environments are not suitable to meet the needs of the children.
  - Provides opportunity for volunteering.

## **Councillor Hotham**

- Due to the planning history of the site and in the interest of public openness it would be best if this application could be decided by the Planning Committee.
- Therefore, please could I formally request to call this before the Committee.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP15 Rural Renaissance  
BDP16 Sustainable Transport  
BDP19 High Quality Design  
BDP22 Climate Change  
BDP25 Health and Well Being

### **Others**

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

## **Relevant Planning History**

|              |                                   |                        |            |
|--------------|-----------------------------------|------------------------|------------|
| 21/00012/ENF | Appeal against enforcement notice | Dismissed<br>at Appeal | 16.09.2021 |
|--------------|-----------------------------------|------------------------|------------|

# Agenda Item 5

Plan reference

|                     |  |                                |                          |
|---------------------|--|--------------------------------|--------------------------|
| 20/00951/FUL        | Erection of replacement lambing shed (retrospective).  | Approved                       | 10.11.2020               |
| 20/00606/CUP<br>RIO | Change of use of agricultural building to form one dwellinghouse   | Refused                        | 20.07.2020               |
| 20/00292/CPE        | Existing timber building first erected in February 2015  | Refused<br>Dismissed at appeal | 29.04.2020<br>12.10.2020 |
| 18/01226/FUL        | Use of existing building, incorporating caravan to form part of building, as rest/livestock husbandry and storage facility, including office, in association with existing agricultural and equine activities. | Refused<br>Dismissed at appeal | 06.02.2019<br>02.12.2019 |
| B/2006/1390         | Demolition of existing stables and associated outbuildings, provision of new stable block  | Approved                       | 04.04.2007               |
| B/2006/1389         | Lambing shed   | Approved                       | 04.04.2007               |
| B/2005/0569         | Field Shelter / Lambing Shed - Agricultural Notification.  | Permission required            | 29.06.2005               |
| B/2004/1172         | Modification of Condition 2 on B/2002/0327 to permit use of manège and stables for non-personal use  | Approved                       | 11.11.2004               |
| B/2004/0965         | Notification of erection of Agricultural building 45ftx17ftX10ft   | Prior approval not required    | 31.01.2005               |
| B/2002/0327         | To build three new wooden stables and a menage.  | Approved                       | 15.05.2002               |
| B/2000/0860         | Conversion of existing agricultural building into two private dwellings (as amended by and augmented by plans received 14.09.00).  | Approved                       | 16.10.2000               |

## **The Site**

The address given on the application form is Thornborough Farm. The site also goes by the name of Riverside Farm. Both names have been used in information submitted with the application.



The site is located entirely within the Green Belt. It is accessed via an existing vehicular access off Redhill Road. The red line site boundary includes a number of existing buildings, stables, manege (riding arena) and adjoining land including 2 car parking areas.

It comprises part of what was a larger farm known as Thornborough Farm. The application site boundary is positioned to the south-west and south-east of the former farmhouse, Hazledene, which itself has previously been severed from the farm and is in separate ownership and occupation to the application site. A public footpath runs to the south of the site with other residential dwellings (converted former farm buildings) located beyond and Happyfields animal sanctuary further to the south east. Other land within the control of the applicant is identified in blue on the submitted plans and extends to the west and south of the application site.

## **Background**

The application identifies the site has having both equestrian and agricultural uses.

The planning statement submitted with the application explained that units 1 and 2 have been operated as a riding school by the previous landowner from 2008 to the present. In December 2020 approximately half of Thornborough Farm was sold to Riverside Education and renamed Riverside Farm. An education facility began operating from Riverside Farm in February 2021 while the reduced Thornborough Farm still operates as an agricultural unit by its owner.

An existing timber building within the site is subject to an Enforcement Notice requiring its demolition. The notice was issued on 12 January 2021 and was subsequently upheld on appeal in September 2021. The appellant was Mr Copeland of Riverside Group. Notwithstanding the Enforcement Notice and outcome of the appeal, the building is being used by Riverside Education and its students at the site.

## **The Proposal**

There are two elements to this application:

- 1) Change of use of land and buildings to a mixed use of agriculture, equestrian and education; and
- 2) Operational development – conversion of stables, replacement roof & new windows to unit 2 and drainage works including the provision of a new foul drainage system to serve the mixed use.

The application is part retrospective.

The supporting statement provides the following information:

### **EDUCATION ELEMENT:**

The application states that Riverside Farm is a specialist independent school facility, for Work Based Learning. Students will experience a working farm environment involving feeding, training and looking after the farm animals and their enclosures.

The planning statement explains that Riverside Education offers alternative education to young people aged 14-19 with a wide range of complex neurological and psychological

difficulties. It operates from three sites. The supporting statement states that the education facility 'Riverside Farm' began operating from the application site in February 2021. The planning statement advises that: *Riverside Farm work to transform the lives of vulnerable young people by connecting them with animals and nature as well as being fully supported and guided by our experienced, skilled staff. Our farm will use agriculture and the natural countryside to reach out to youngsters who are experiencing serious issues and who find it difficult to access a traditional education setting. We work to re-engage marginalised young people and instil in them a love of learning and the outdoors.*

## UNIT 1

Currently comprising of a block of 6 stables. The proposed education facility operating from unit 1 will be used as a classroom (three rooms, each classroom is 18m<sup>2</sup>), two animal pens, ancillary storage and office. The total floorspace of unit 1 is 145m<sup>2</sup>, including the floorspace of the three classrooms 54m<sup>2</sup>.

External alterations to the three proposed classrooms comprise the replacement of existing stable door openings with doors to the front and windows to the rear. A new window will be inserted to the proposed office converted from the tack room. No internal or external changes are proposed to the two animal pens and ancillary storage. The external materials will be retained. A structural survey has been submitted.

## UNIT 2

The total floorspace of unit 2 is 177m<sup>2</sup>. No change is proposed to the internal and external elevations and floorplan of unit 2. The proposal involves retaining equestrian use and sharing its facilities (kitchen, restroom, toilets and medical room) with the school. Permission is also sought (retrospective) for the part replacement of the roof.

## UNITS 3,4,5

These units are to remain in agricultural use, though members are advised that they are included within the red line of the mixed use application.

## OUTDOORS

The application states that outdoor teaching may take place on farmland within the red line area, within which school children from Riverside Education may visit, observe and experience the agricultural practices at Riverside Farm. It further states that there is no infrastructure for pupils.

The planning statement explains: Riverside Education is not like mainstream school, where pupils spend all day at school and playing fields and playgrounds are necessary. In this case the limited recreation needs of children at Riverside Farm are met wholly within the red line. The application states that there is no need for formal indoor or outdoor "recreation" space. Other information states that recreation is met at the main Stechford Campus.

## FOUL DRAINAGE

Currently there is a shared sewerage treatment plant with Hazeldene. However, permission is sought for the installation of a new sewage treatment plant to serve the site, separate from the existing shared system.

## VEHICLE PARKING

The existing car parks located to the front and rear of the application site are unchanged. The application provides the following information regarding daily traffic movements. Currently (January 2023):

- one school minibus transports students from the main school (Riverside School, Stechford, Birmingham) to the application site. It usually arrives between 10-10:30am and departs at 2pm.
- 4 members of staff each drive to site.
- 3 students travel by car, driven by a parent/carer.
- 3 students travel by taxi – their sensory needs mean they are unable to travel on the minibus.

## PATTERN OF USE

Supporting information states that:

- the site would be open for educational use Monday-Friday 09:00-16:00; weekends *ad hoc*.
- Children normally attend five days per week (Monday to Friday) during term time and on a part-time basis.
- Different students will attend on different days with a maximum of 20 students each day and an average of 12 students each day. The agent has stated that the applicant would have no objection to a planning condition 'to limit no more than 20 students may visit the premises at a time.'
- Maximum of 7 staff members on site at one time.

Additional information provided by the applicant's agent explains that Mon-Thurs there is a 15 min break + 30 min lunch break. Fridays 15 minute break due to 1pm finish for students. Breaks can occur anywhere on site with the kitchen area in unit 2 identified as a space to eat food. Some students may not like eating in front of others so other options are given. For example, some like to sit with the animals in barns, others like to access the computers in unit 1 for animal research or play cards or board games. Students with sensory needs can have breaks anywhere on the site

Lessons include:

- animal husbandry,
- cleaning and feeding the animals and
- animal research and includes work-experience for disabled children.
- Maths and English education would be provided on site if they have not received these subjects in year 11. (This is mainly a post 16 programme).

The supporting information states that the site is identified as a simulated work environment and does not include formal recreation. Recreation takes place at Riverside School (Stechford), not at the farm. With regard to a complaint of football entering neighbours garden the agent has explained that this was a one-off and that footballs have been banned from the farm due to the risk of ball games causing distress or injury to animals if the ball entered an animal enclosure or field.

The proposed education facility at Riverside Farm will not be open to the public.

Volunteers cover weekends and outside of school hours for feeding animals and other agricultural work. It is estimated that 'two or three volunteers may visit at any one time but only for short periods.'

A staff member waits at the gate to ensure that vehicles are parked in the hard standing area and not the driveway. This is also done between 9-10:30am and 2pm for students arrival and departure. A doorbell at the site entrance gate is currently linked to the timber building subject to the Enforcement Notice and is proposed to be linked to unit 1. All staff have radios to communicate with each other.

## **Assessment of Proposal**

### PRINCIPLE OF DEVELOPMENT

The site is located wholly in the Green Belt. The Green Belt is given special protection from development in national planning policy as set out in Chapter 13 of the National Planning Policy Framework (NPPF). This is generally reflected in policy BDP4 of Bromsgrove District Plan.

The application states that no new buildings are proposed. The proposal includes the operational development involved in the conversion and re-use of existing buildings on site. Under paragraph 150 of the NPPF, both the re-use of buildings (provided that the buildings are of permanent and substantial construction) and the material change of use of land can be considered not inappropriate development in the Green Belt if each preserve openness and do not conflict with the purposes of including land within it. Green Belt serves five purposes (NPPF para 138):

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

### OPERATIONAL DEVELOPMENT

No detailed specification of the proposed new sewage treatment plant has been submitted with the application. However, details, including water run-off can be conditioned. Such plants are accommodated underground with minimal visual evidence visible above ground. The application advises that the existing sewage treatment plant on site is shared with Hazeldene, a legacy from when these properties formed a single planning unit in common ownership. It is considered that the new sewage treatment plant would constitute an engineering operation and would not be harmful to the openness of the Green Belt. As such it would not be inappropriate development in the Green Belt under paragraph 150 b) of the NPPF. Other legislation is in place to address such matters.

Neighbour concerns have been expressed regarding smell with regard to sewage disposal and concern that the proposed sewage treatment plant may not be suitable for equine purposes. Stables are mucked out – it is not usual practice to connect them to a sewage treatment plant. The agent has confirmed that the proposed plant is for human waste only.

Concerns have been received from Hazeldene regarding a foul odour from the shared use of the existing sewage facility. The management and maintenance of this existing system would be a civil matter to be addressed between the respective parties. A new, separate sewage treatment plant is proposed to serve the development site. Treatment of the sewage would prevent malodour.

Unit 1 was granted planning permission under B/2006/1390. This is pointed out in the submitted planning statement. The stables have been *in situ* for some time and are considered permanent. A structural report has been submitted with the application. The report notes that the floor slab appears sound and there is no indication of bowing in the walls. It recognises that windows would be inserted into the building and insulation installed to facilitate its proposed re-use and advises that the building is suitable for conversion subject to some localised repair to part of the existing brickwork. Therefore, on balance, the building is considered to be of permanent and substantial construction. No extension is proposed to the building. The operational development to unit 1 is not considered to adversely impact openness of the Green Belt.

The material changes to the external appearance of block 1 of unit 2 (former garage building) do not result in any increase in the size of the building and as operational development are not considered harmful to the openness of the Green Belt. The main physical changes to the external appearance of the block in views from Redhill Road are the replacement of a garage door with timber cladding and the introduction of small windows. The change is not considered to be any more harmful to the rural streetscene than the original garage door.

The application is seeking retrospective permission for the addition of a pitched roof with windows to the kitchen in block 2 of unit 2. The windows would not result in any unacceptable loss of amenity to the neighbouring property at Hazeldene given they are high level in the roof. Whilst the roof itself is in-keeping with the building, there is no planning history for the kitchen building (block 3) and 2 smaller stables (block 4) at unit 2, nor for unit 3 or unit 5. The planning statement is silent on the lack of any planning application for these buildings. From Google Earth imagery it appears that the operational development (the buildings themselves) are lawful and immune from enforcement action due to the passage of time.

Unit 4 (lambing shed) was granted planning permission in 2020 subject to a condition that it shall be used solely for agricultural purposes and for no other use whatsoever. Supporting information with the application states that this is still in use.

No operational development is proposed to units 3,4,or 5.

## MIXED EDUCATION, AGRICULTURE AND EQUESTRIAN USES

There is evidence of pre-existing agricultural and equestrian uses at the site; education is a new use that has commenced. It is already noted that the NPPF does allow for material changes of use in the Green Belt however this is caveated that these preserve openness and do not conflict with the purposes of including land within the Green Belt. In this instance a mixed use is proposed: education, agriculture and equestrian i.e. none of these will represent a primary use of the land with the others being ancillary.

Although the application is not seeking to limit the extent of education provided, the submission explains that the education use provided by the applicant is for SEN children (aged 14-19). The lessons listed in the supporting statement relate to animal husbandry, cleaning & feeding animals, animal research and work experience. The numbers of animals on site has not been specified. During your officer's site visit a small number of chickens/eggs, 2 small goats and alpacas were seen within the red line. A small pony was also seen at the manege and horses were either in the stables or on the land edged in blue – it is not clear that any of the horses and pony are part of the educational use. No students were tending these animals and it was noted that at least one private horse owner was present. The supporting statement also refers to small petting animals; these are not agricultural. Currently these pets are kept in the timber building that is subject to the Enforcement Notice but the supporting information advises these would be re-located within the site.

Agriculture is defined in s336 of the Town and Country Planning Act 1990:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

Other than reference to the eggs laid by the small number of chickens on site which are sold via an honesty box at the frontage of the site, no information has been provided regarding the extent of the agricultural use taking place, including for example the throughput of livestock or crops. The submission does refer to breeding and exhibiting Alpacas. This does not fall within the definition of agriculture. Therefore, reference to unit 5 (Alpaca shelter) as an agricultural building is inaccurate. No information has been submitted regarding the farming of goats for any agricultural purpose. Therefore, it appears that there is little agricultural activity taking place on the site.

The application states that Riverside Education acquired the site towards the end of 2020 and the education facility began operating in February 2021. An enforcement notice for the removal of the timber building now being used as a classroom facility was issued 12<sup>th</sup> January 2021. It is noted that following a site visit by the Planning Inspector on 21<sup>st</sup> June, his decision letter upholding the Enforcement Notice commented that the level of agricultural activity observed did not justify a building of its size and moreover no quantifiable details of proposed agricultural activities were put before him. The enforcement appeal decision notice was issued on 16<sup>th</sup> September 2021 – before the submission of this planning application. Given the comments of the Inspector it might be expected that such details would be clearly set out in the planning application.

It is not clear that the use that has commenced on site for which planning permission is being sought is a mixed agriculture, equestrian and educational use. There is very little evidence that agriculture is taking place at the site and that the animal related activity is not ancillary to the education provision. Therefore, it is questionable whether the educational facility is predicated on agricultural activity and that it needs to be provided on this Green Belt site or that it is not inappropriate development. A goat shed has been erected on site and an enclosure created. No planning application has been received and there is no

existing planning permission. On the basis of information available it is likely that the goats are ancillary to the educational use. The building and enclosure do not preserve openness and are inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (VSC). No very special circumstances have been put forward as part of the application. It is not considered that there are VSC to outweigh the harm to the Green Belt.

The letters received from parents whose children attend the site explain that their children benefit from their experiences. The therapeutic benefits which can result from animals is not disputed. However, the information submitted with the application does not justify an educational use in this Green Belt location and one where the children have to travel 30 mins from the main school campus 11 miles away in Stechford, Birmingham. Transport is by means of motor vehicle (an unquantified number of students arrive by the school minibus, 6 students arrive either by private car or taxi). It has not been demonstrated that this is sustainable despite reference in the supporting statement the development is an amenity asset supported by policy BDP25. BDP25 is generally supportive of activities that protect, retain or enhance existing sport, recreational and amenity assets, particularly by non-car modes of transport, including greater access to the countryside. Paragraph 145 of the NPPF advises that planning authorities should plan positively to enhance the beneficial use of the Green Belt. The supporting statement submitted with the application purports that the education facility improves access to the countryside for young people. However, such comments could be made in support of any development or use that was proposed on any site in the countryside simply by being located within that area. The carrying out of education does not warrant or require a countryside or Green Belt location.

BDP15 states that the Council will support proposals that satisfy the social and economic needs of rural communities by encouraging:

a) Development that contributes to diverse and sustainable rural enterprises within the District;...

The supporting statement comments that the education facility will contribute to the diversity of rural enterprises. However, this is not explained at all. Riverside Education is not a rural enterprise itself but an independent special education school based in Stechford. No information has been submitted to explain how the proposal relates to the social and economic needs of rural communities.

## RESIDENTIAL AMENITY

NPPF paragraph 174 e) states that planning decisions should contribute to and enhance the natural and *local environment [emphasis added]* by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of ... noise pollution.

Paragraph 185 states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects on living conditions, potential sensitivity of the site or the wider area to impacts that could arise from the development., and to mitigate potential adverse impacts to avoid noise giving rise to significant adverse impacts on health and quality of life. They should also identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Comments have been made by several neighbours of the application site. These are reported in the public consultation section above. Some have been supportive and others express concern at the harmful impact the activities at the site have had on the amenity they could reasonably expect to enjoy at home and have impacted on the peaceful enjoyment of the garden areas. The concerns have primarily been expressed by a number of residents of and visitors to Hazeldene regarding the adverse impact on that property. This includes concerns regarding noise and disturbance both during the day and after school hours. Given the agricultural and equestrian uses it is not unreasonable to expect some level of noise from the site. However, consideration needs to be given to the impact of this on residential amenity and whether or not it would result in harm.

The submitted information identifies that 20 students plus teaching/support staff could be present at any one time at the site. The applicant has expressed a willingness to accept a planning condition restricting the maximum number of students to 20 at any one time. No mention has been made to a maximum number of teaching/support/care staff. Neither would such a condition limit the number of people who could be present on site with regard to agriculture or equestrian uses. The number of people is likely to be materially higher than would be expected on site as part of an agricultural use or equestrian use. The red line within which students/teachers/support/care staff and any agricultural or equestrian persons could be present is relatively tightly drawn and positioned along 2 of the boundaries with Hazeldene. The education use has been on-going since February 2021 and a number of the residents of Hazeldene have expressed concern regarding the adverse impact they have suffered from noise disturbance, and to privacy and amenity since the education use began. Therefore, it is considered that the development would result in a loss of residential amenity, in particular associated with Hazeldene.

The supporting information states that the 'proposed education facility is small-scale and schools are often located next to housing estates. There is nothing unusual about this type of physical relationship. Complaints about noise and disturbance made by the occupier of Hazeldene are refuted.' The site is located in the countryside and designated Green Belt. Whilst the relationship described in the supported information may not be unusual in the urban area, that is not the case in the countryside.

Concerns have been expressed about a football entering the rear garden of Hazeldene from the application site and being retrieved by unauthorised access over the garden fence. The agent has responded to officers questioning this event and how recreational needs of the students would be addressed and accommodated on the site. The response advised that footballs are banned from site and that no recreation areas are required on site. It would be difficult to satisfactorily control by planning means impromptu ball games or other outdoor recreation activities and gatherings during break times/lunch breaks which may take place within the red line area and in close proximity to the private amenity space of Hazeldene. The potential adverse impact on the amenity of that property is a concern.

The proposed site layout does include the erection of a new 2m high fence to the south of the existing rear fence line of Hazeldene. This would create a narrow gravel covered buffer between the 2 fences. NPPF paragraph 185 requires planning decisions to have regard to the protection of tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. It is reasonable to expect that the rear garden of this dwelling would have provided such a tranquil area. Following



the demolition of the timber building subject to the Enforcement Notice a pre-existing surfaced area would remain. This was a former tennis court to Hazeldene prior to the subdivision of Thornborough Farm: it is within the red line of the planning application site. It would not be possible to restrict the use of the land or limit the number of people present by means of a planning condition. Given the concerns already expressed by the residents of that property, it is likely that the use of this land in such close proximity to the private garden space would result in noise and disturbance, resulting in a harm to the residential amenity of Hazeldene contrary to paragraphs 174 and 185 of the NPPF and policy BDP19 and the High Quality Design Guide SPD.

The supporting information has pointed out that no objection has been received from WRS regarding noise. This represents a consultation response. The impact of noise on amenity is a planning judgement. It is not an assessment under statutory noise legislation. There is no conflict in the identification of harm as a planning judgement and no objection raised by WRS.

Other concerns expressed in public comments:

- disturbance due to a security light blinking on and off during the night. Security lighting does not form part of the planning application. A light on a building is unlikely to require planning permission. Any nuisance caused by a security light can be investigated by WRS and addressed as appropriate under nuisance legislation.
- The erection of 6 feet high fences causes a feeling of being enclosed and trapped. Permitted development rights (PDRs) allow for the erection of means of enclosure (including fences) up to 2m in height when not adjacent to the highway. This PDR applies in both the countryside and urban settings and does not distinguish between what may be appropriate with regard to local character or neighbour preferences.
- Health and safety concerns regarding the proximity of chickens to Hazeldene. WRS has provided the residents with advice on suitable contacts regarding health and safety matters concerning bird flu.
- The application is retrospective. The planning system allows for the submission of retrospective planning applications and the retrospective nature of an application does not influence the planning merits or otherwise to be considered in its assessment and determination.
- Sale of eggs means the public visit the site. This is by means of an honesty box at the site frontage. This is small scale and is not uncommon in a countryside area. The limited extent of the activity currently is not considered to be harmful.
- Concern at use of site for parties and events. Some of the concern relates to land outside of the application site. There are PDRs that allow for temporary uses of land for up to 28 days in a calendar year without recourse to the Local Planning Authority. There is the opportunity to withdraw PDRs for temporary uses of land by planning condition attached to a grant of planning permission.
- Fear – Planning applications can evoke strong feelings. Matters of amenity have been considered above whilst a fear that arises from threat would fall within the remit of the police.
- Erosion of driveway further along Redhill Road due to water run-off from the site. Any damage caused to a property would be a civil matter. The application does not propose any change to site levels and drainage associated with the proposed sewage treatment plant could be addressed by conditions.

## HIGHWAY MATTERS

Objections have been raised regarding visits by coach and inadequate parking facilities for such vehicles at the site. Information submitted with the application states that 1 visit was made to the site by a coach. This was a trip for refuge children shortly after lockdown ended. The submitted information states that the site is not open to the public and no other such visits are being undertaken or proposed as part of the application.

Concerns have also been received concerning parking in the access drive, blocking entrance/visibility and traffic concerns with a taxi stopping abruptly at the site entrance. Supporting information explains that the access gate is manned during arrival and departure times for the educational use and that a doorbell at the entrance is to be linked to the proposed office in unit 1. A management plan for access and egress to the site would be required to actively manage the arrangements and ensure no build up of vehicles at the site entrance. This could be conditioned. The vehicular access of Hazeldene and the application site are relatively close together. This relationship is pre-existing. As a result any vehicles accessing/exiting these properties at the same time may impinge upon the visibility of each other until the manoeuvre is completed. Any blocking of a driveway would be a matter for the police to address. Any erratic driving would be a police matter.

Vehicle parking would be located on 2 existing hard surfaced areas. Parking would be transient - waxing and waning with activity on site, whether this be educational, agricultural or equestrian related. The supporting information explains that there are currently 8 liveries on site, this will be reduced to a maximum of 4 as a result of the proposed conversion of unit 1. The application states that a maximum of 20 students would attend site at any one time. It is anticipated in the submission that 7 staff will be adequate. Information submitted suggests staff would be likely to drive to site and therefore would require car parking space. The school minibus would transport students to and from the main campus and park of site during the day. Others would either be dropped off separately by car or arrive by taxi. The sites needs to be accessible 24/7 to meet animal welfare standards. Volunteers will also attend site whilst the students are not present; 2-3 volunteers may attend at any one time at weekends and outside school hours. Whilst there are likely to be an overall increase in comings and goings and an increase in the numbers present at the site compared to an agricultural or equestrian use, the submitted information does not suggest that there would be a lack of parking on site to meet the requirements of the development.

The Highway Authority has raised no objection to the application. It has recommended conditions.

## ECONOMIC MATTERS

NPPF paragraph 81 gives significant weight on the need to support economic growth and productivity. The development supports jobs for staff at the site and education to the students which would help towards their future productivity. This does not outweigh the concerns identified elsewhere in this report.

## ECOLOGY

Given the siting of the development and that it has been in existing use for equestrian/agriculture, it was not considered necessary for an ecological survey to be carried out.

## OTHER MATTERS

I am satisfied that the right of way would not be impacted by the proposal.

Human rights issues relevant to this application have been taken into account. The assessment and recommendation represent an appropriate balance between the interests and rights of the applicant and the interest and rights of those potentially affected by the proposal and the wider interest.

## CONCLUSION

The benefit of the development to the students put forward by the applicant and in supporting letters is not disputed. There are also some associated economic benefits as discussed above. However, this is not outweighed by concerns regarding the impact on the countryside, Green Belt, residential amenity and sustainability. As a result, and on balance, it is concluded that the development put forward in the application is not acceptable and therefore is recommended for refusal.

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

1. The development introduces an educational use to the site. This has resulted in new the erection of a new building and enclosure which are inappropriate development in the Green Belt. These are considered harmful to the openness of the Green Belt and constitutes encroachment into the countryside contrary to the purposes of including land within the Green Belt. The harm is not outweighed by very special circumstances. The proposal would be contrary to policies BDP1, BDP4 of Bromsgrove District Plan and the NPPF.
2. The development is situated outside any defined settlement boundary and has poor access to public transport with no pedestrian footway. Information submitted with the application states that the mode of travel to the site is by motor vehicle. Students arrive by a variety of car, taxi and minibus. Staff arrive by car. Thus students and staff would be likely to rely heavily on motor vehicles. Therefore, the development is not considered to constitute a sustainable form of development, contrary to policy BDP1, BDP12, BDP16, BDP22, BDP25 of Bromsgrove District Plan and the NPPF.
3. The development would be harmful to the amenity of the occupiers and visitors of Hazeldene arising from noise and disturbance from the development, contrary to policies BDP1, BDP19 of Bromsgrove District Plan, the High Quality Design SPD and the NPPF

### **Case Officer:**

Jo Chambers Tel: 01527 881408

Email: jo.chambers@bromsgroveandredditch.gov.uk

Plan reference

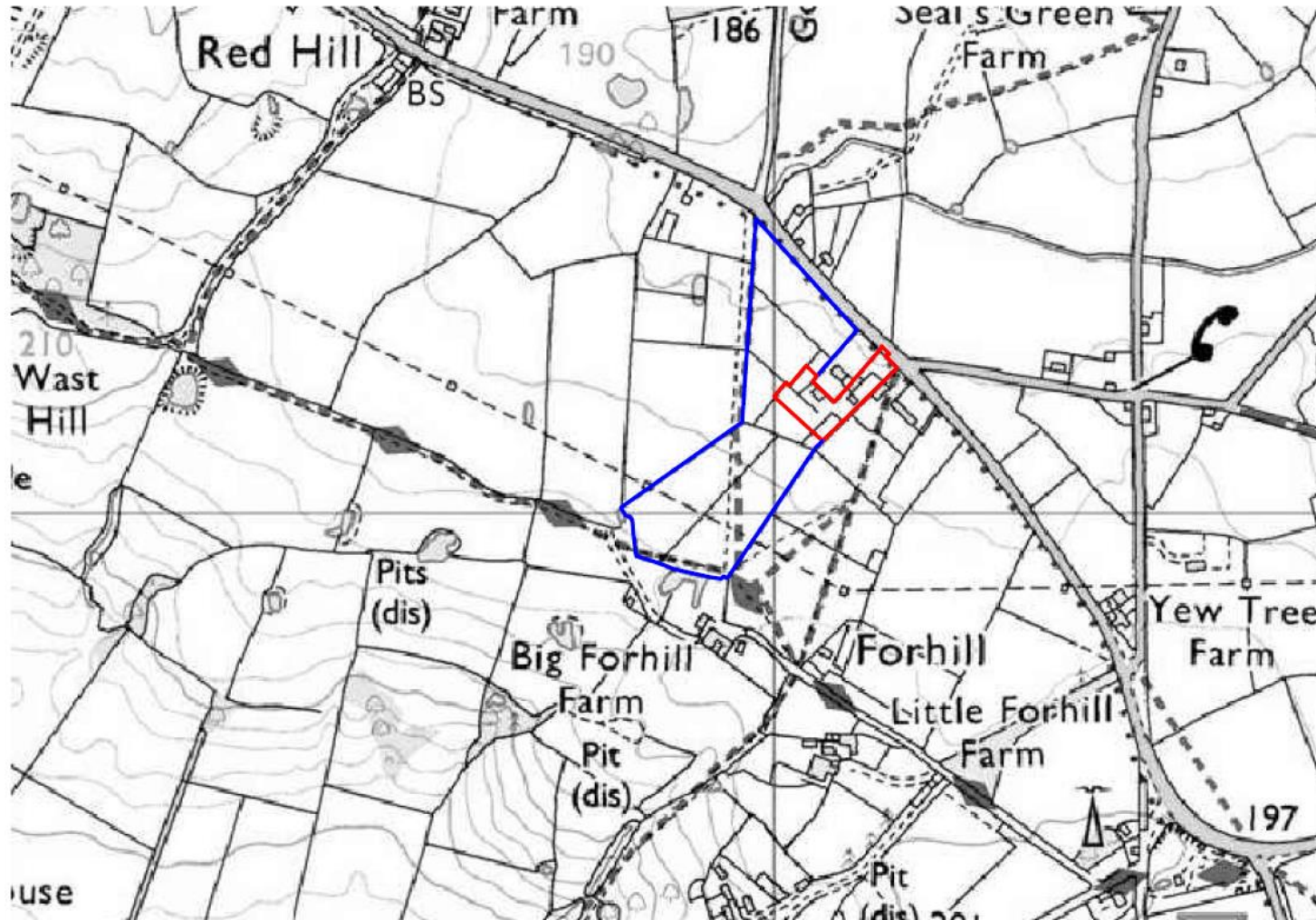
21/01836/FUL

Thornborough Farm Redhill Road Kings Norton Birmingham Worcestershire B38 9EH

*Change of use of land and buildings (units 1 and 2) from agriculture and equestrian use to mixed-use agriculture, equestrian and education, replacement roof to unit 2 (parts 3 and 4), new windows to north-east elevation of unit 2 (part 1) and associated foul drainage works*

RECOMMENDATION: Refuse

# Application Site

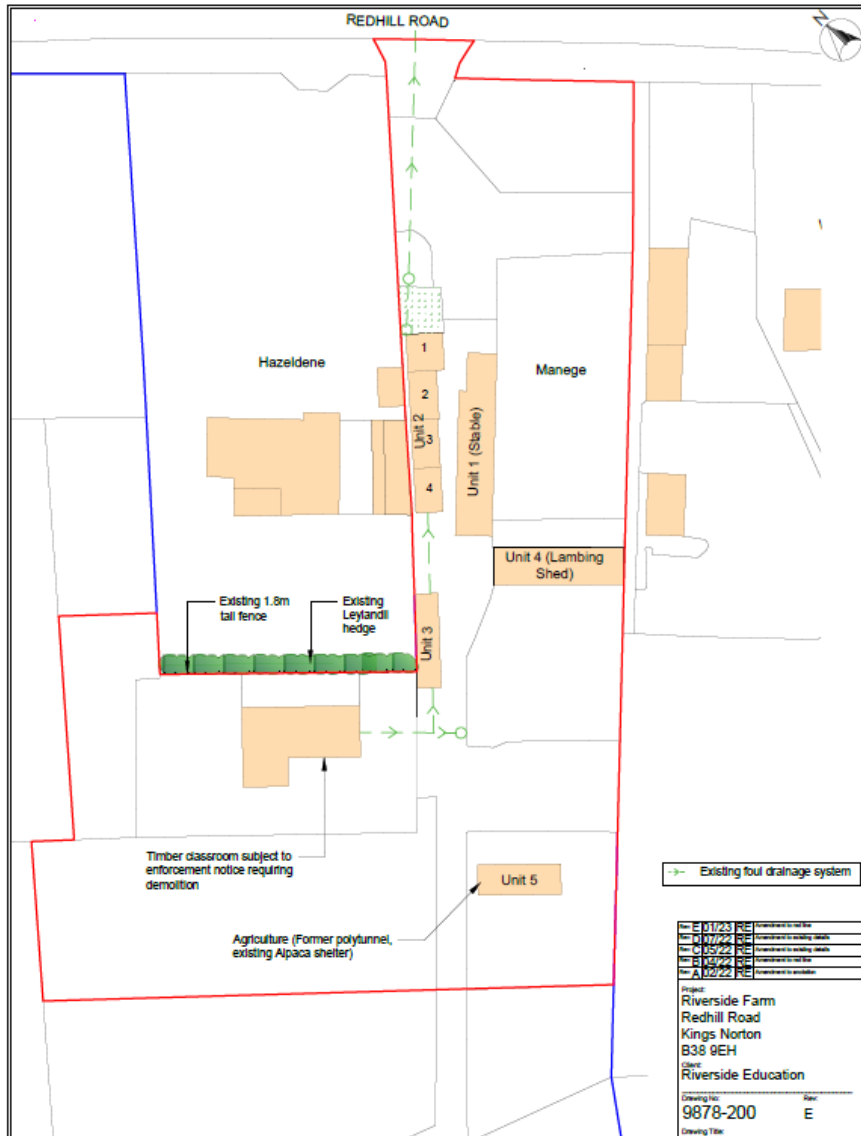




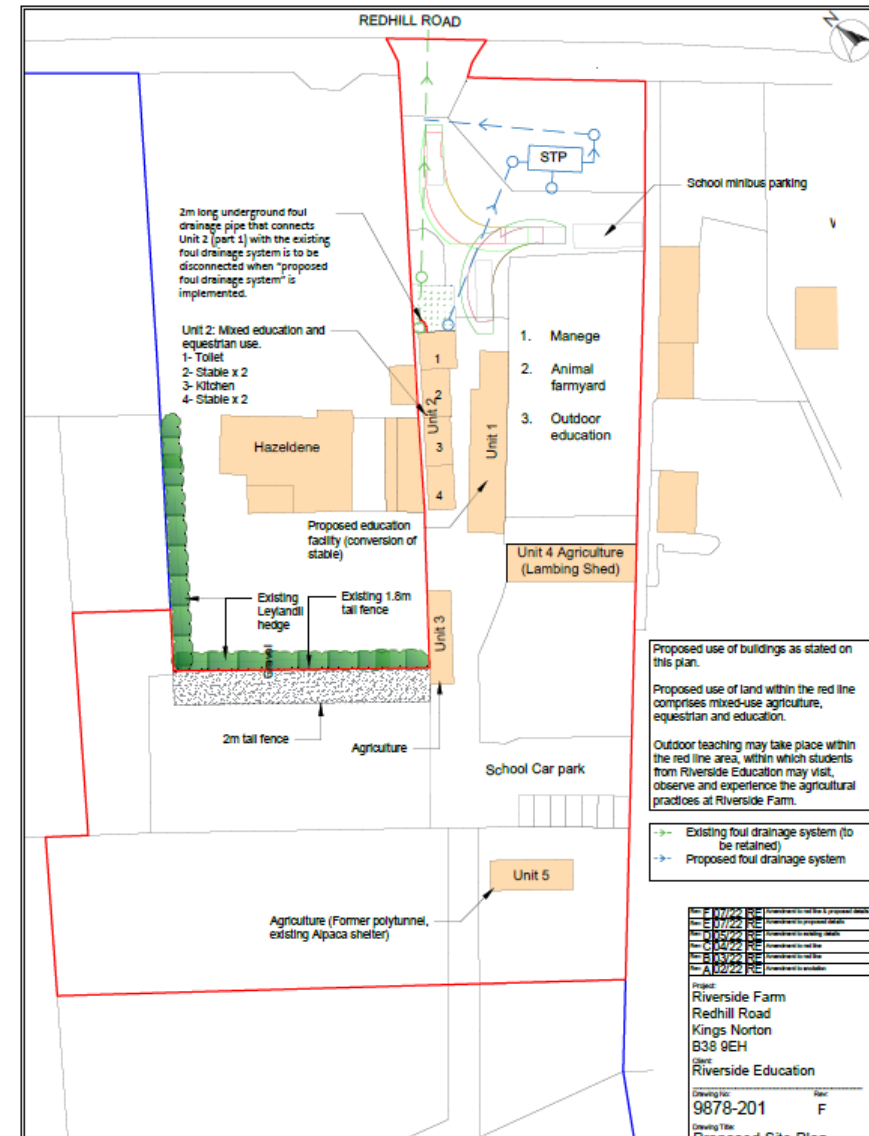
# Aerial View



# Existing Site Plan

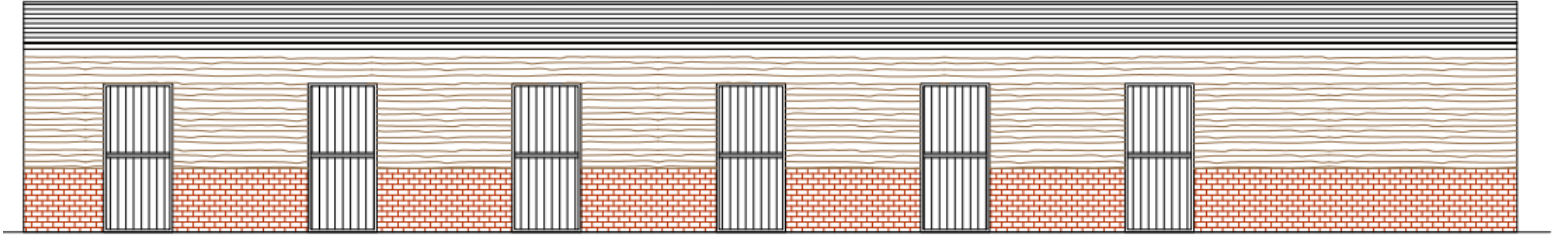


# Proposed Site Plan

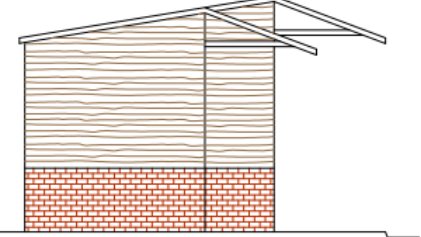




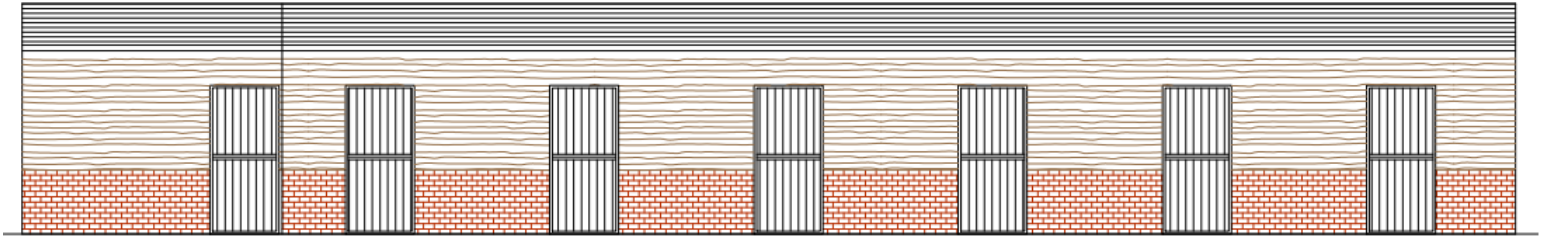
# Unit 1: Existing Elevations & Floor Plans



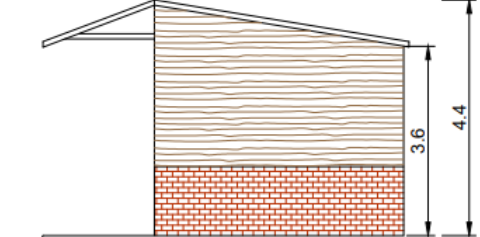
South-East Elevation



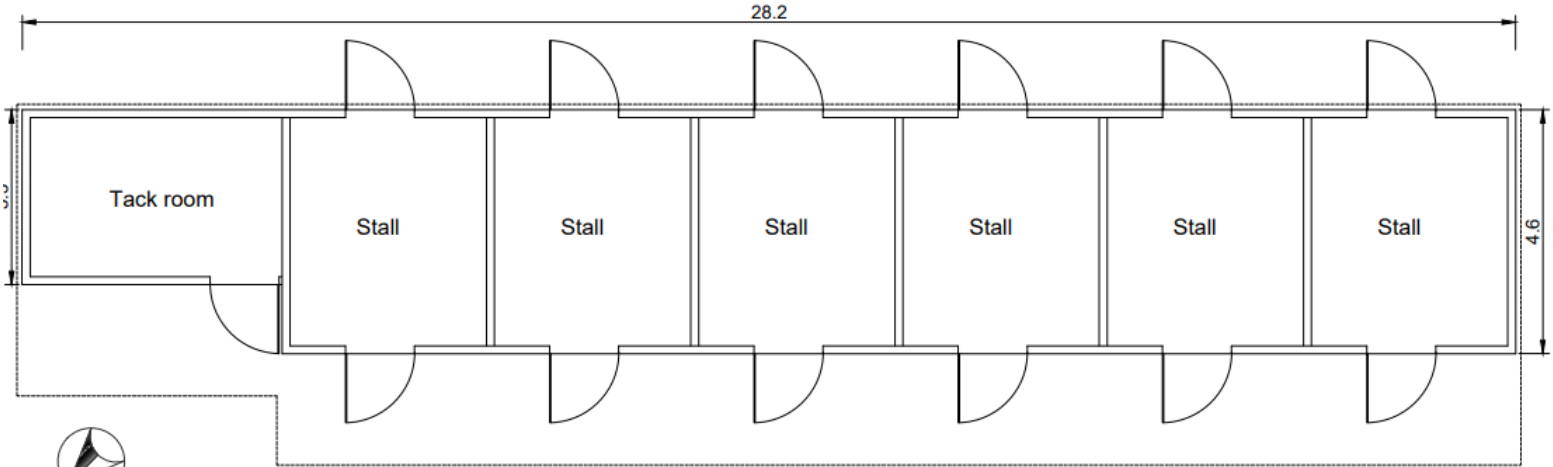
North-East Elevation



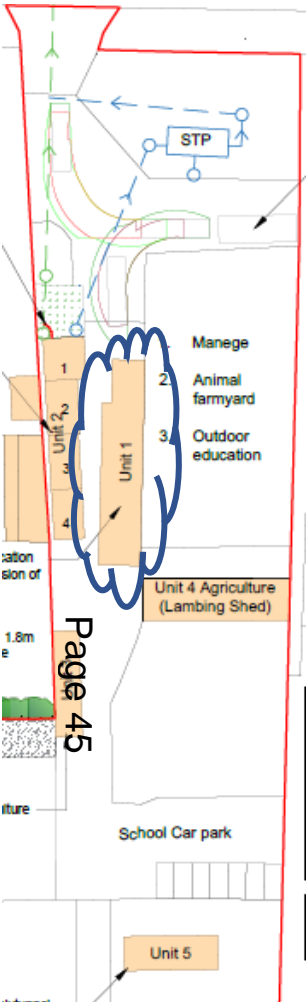
North-West Elevation



South-West Elevation



Floor Plan



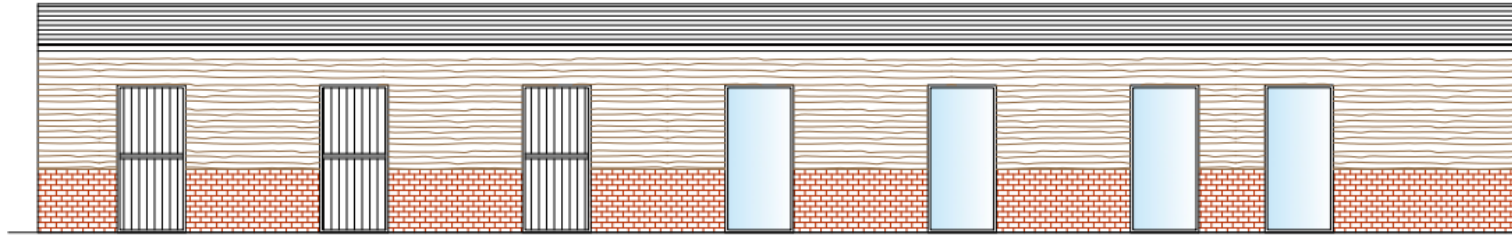
Page 45

Project:  
 Thornborough Farm  
 Redhill Road  
 Kings Norton  
 B38 9EH  
 Client:  
 Riverside Education  
 Drawing No:  
 9878-300  
 Drawing Title:  
 Existing Floor Plan  
 Elevations  
 Scale:  
 1:100  
 Date:  
 11/2021

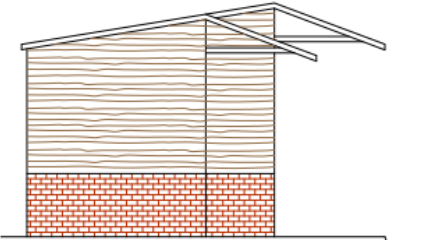
Agenda Item 5

**stansgate**  
 4 The Courtyard, Timothy's Bridge Rr  
 Stratford-upon-Avon, CV37 9NP  
 Tel. 01789 414 097  
 www.stansgate.co.uk  
 mail@stansgate.co.uk

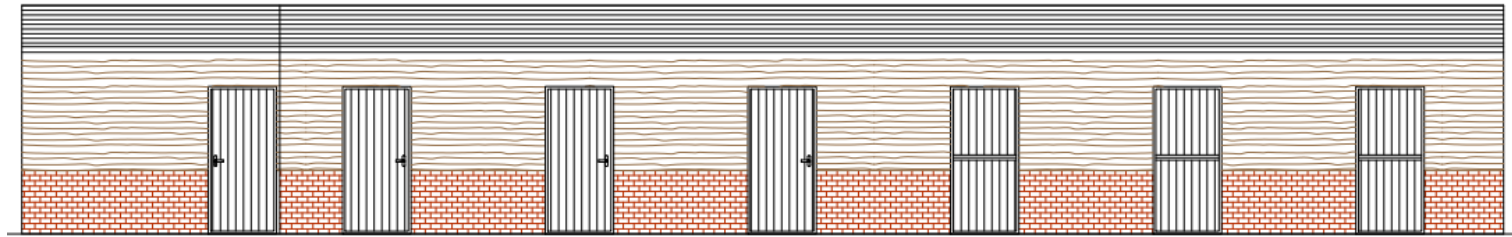
# Unit 1: Proposed Elevations & Floor Plans



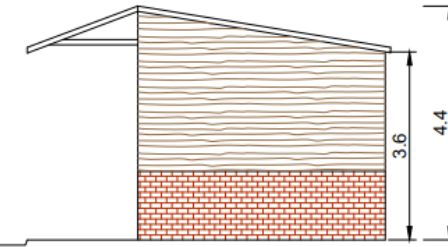
South-East Elevation



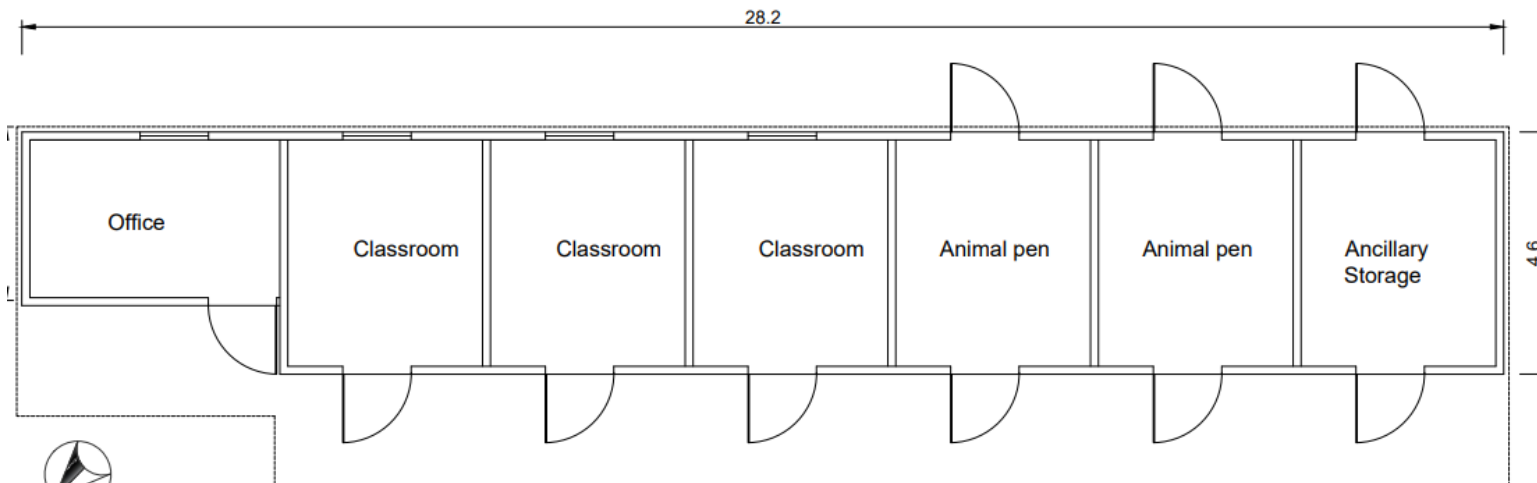
North-East Elevation



North-West Elevation



South-West Elevation

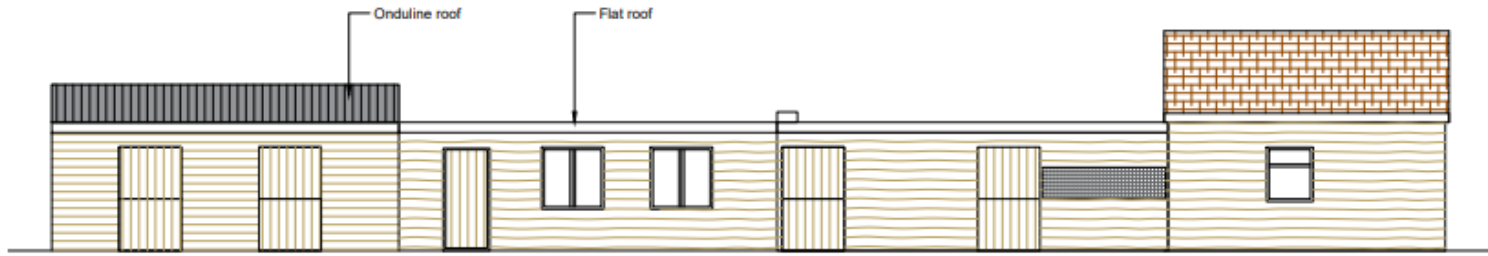
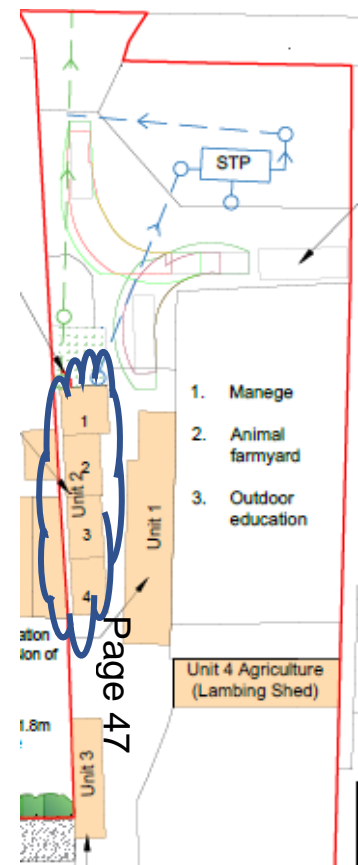


Floor Plan

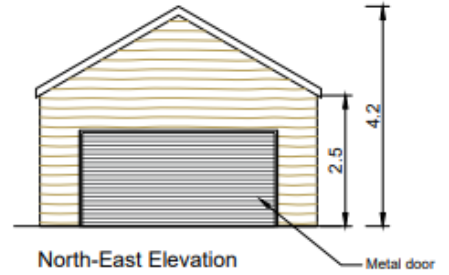
Project:  
 Thornborough Farm  
 Redhill Road  
 Kings Norton  
 B38 9EH  
 Client:  
 Riverside Education  
 Drawing No: 9878-301  
 Drawing Title:  
 Proposed Educatic  
 Building Floor Plan  
 Elevations  
 Scale: 1:100  
 Date: 11/2021  
 Rev: A3

**stansgate**  
 ARCHITECTS  
 4 The Courtyard, Timothy's Bridge Roa  
 Stratford-upon-Avon, CV37 9NP  
 Tel: 01789 414 097  
 www.stansgate.co.uk  
 mail@stansgate.co.uk

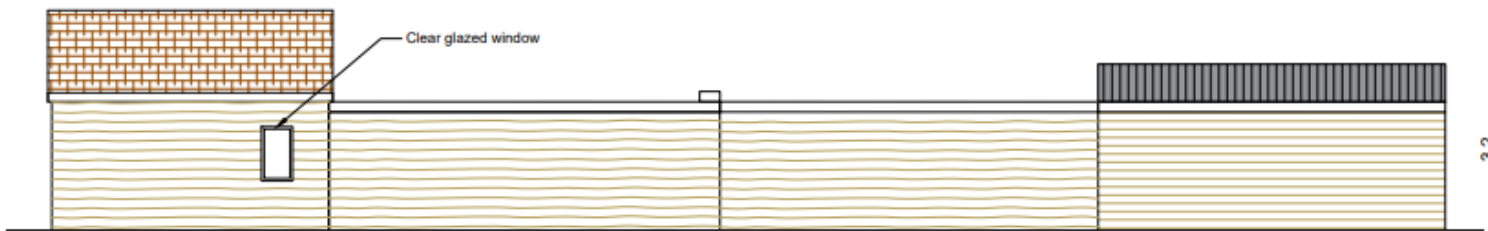
# Unit 2: Existing Elevations & Floor Plans 2018



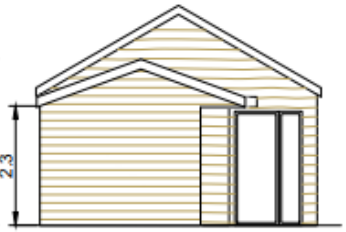
South-East Elevation



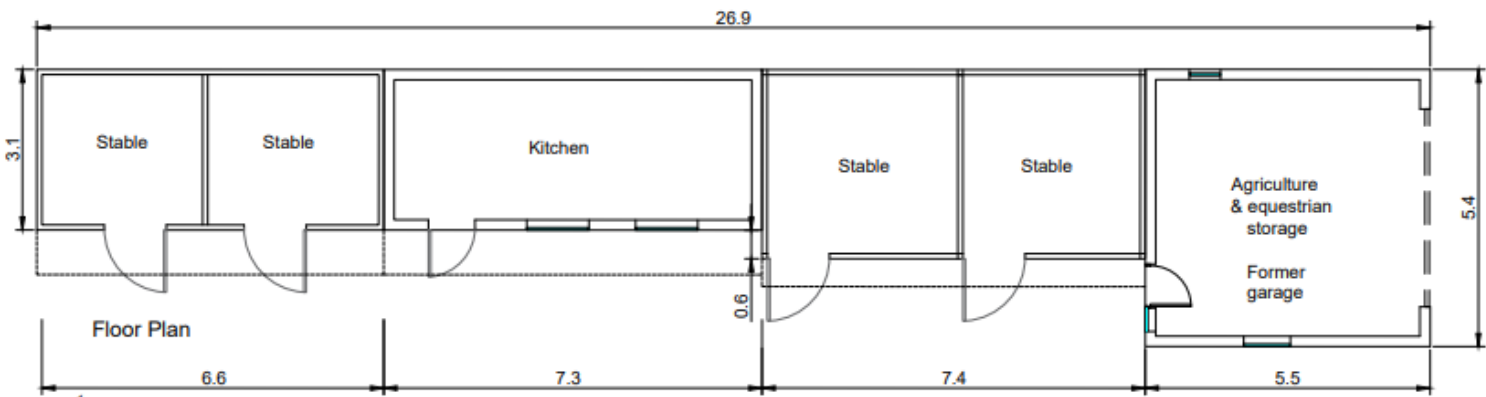
North-East Elevation



North-West Elevation



South-West Elevation

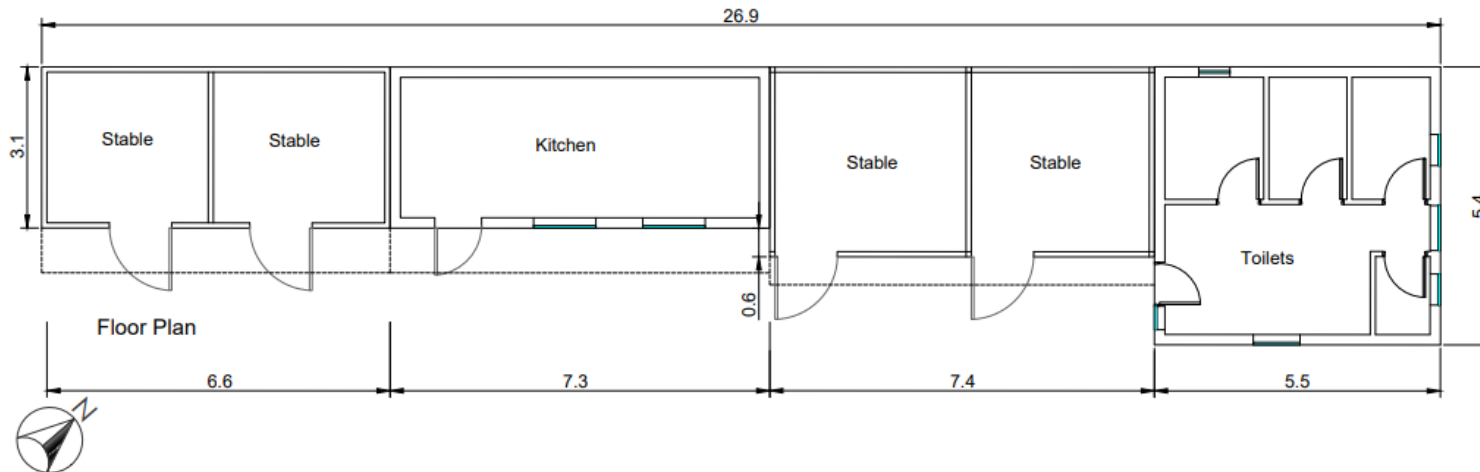
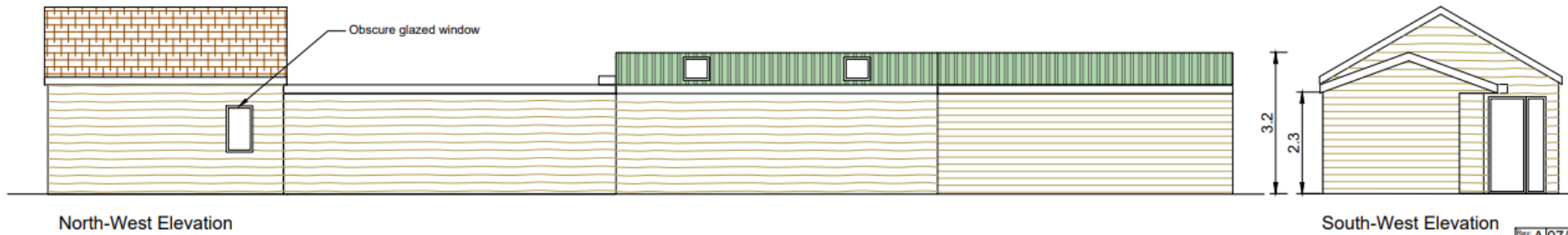
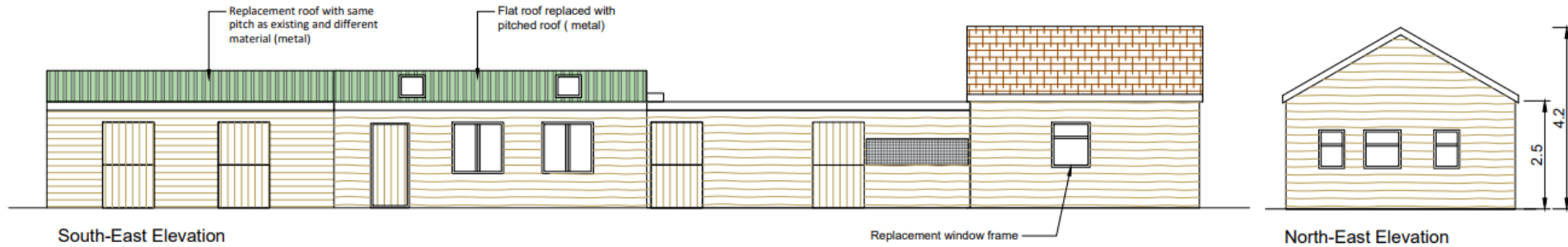


|   |             |
|---|-------------|
| Rev: A07/22 RE  | Amendment 1 |
| Project:<br>Riverside Farm<br>Redhill Road<br>Kings Norton<br>B38 9EH<br>Client:<br>Riverside Educa |             |
| Drawing No:<br>9878-302   |             |
| Drawing Title:<br>Existing Floor Pl<br>Elevations Unit :  |             |
| Scale:<br>1:100   |             |
| Date:<br>05/2022  |             |

**stansgate**  
4 The Courtyard, Timothy/  
Stratford-upon-Avon, I  
Tel: 01789 414  
www.stansgate.  
mail@stansgate.

Agenda Item 5

# Unit 2: Proposed Elevations & Floor Plans



Rev: A107/22 RE | Amendment

Project:  
Riverside Farm  
Redhill Road  
Kings Norton  
B38 9EH  
Client:  
Riverside Educ

Drawing No:  
**9878-305**

Drawing Title:  
**Proposed Floor  
Elevations L**

Scale:  
1:100

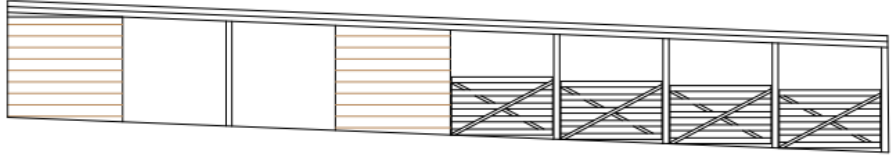
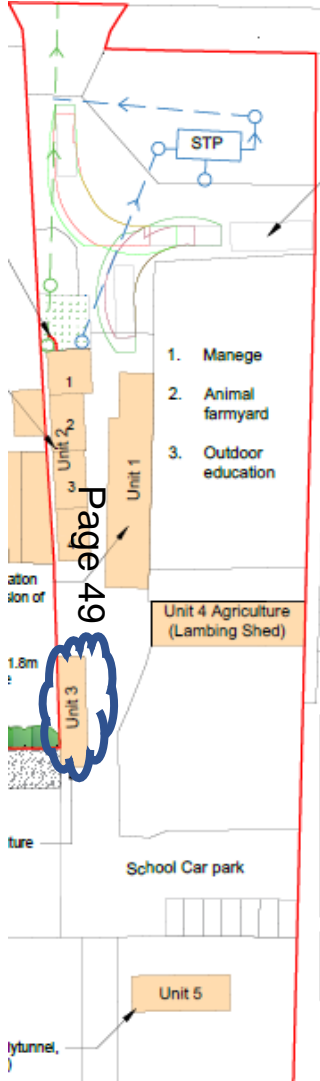
Date:  
05/2022

**stansg**  
4 The Courtyard, Timoth  
Staford-upon-Avor

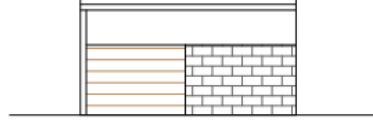
Tel. 01789 41  
www.stansgab  
mail@stansgab



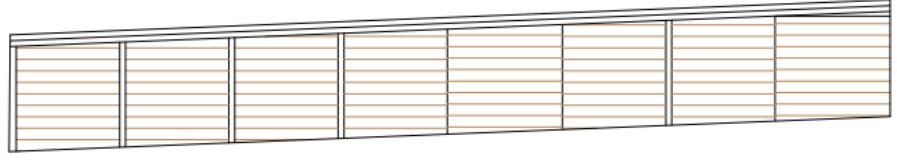
# Unit 3: Existing Elevations & Floor Plans



South-East Elevation



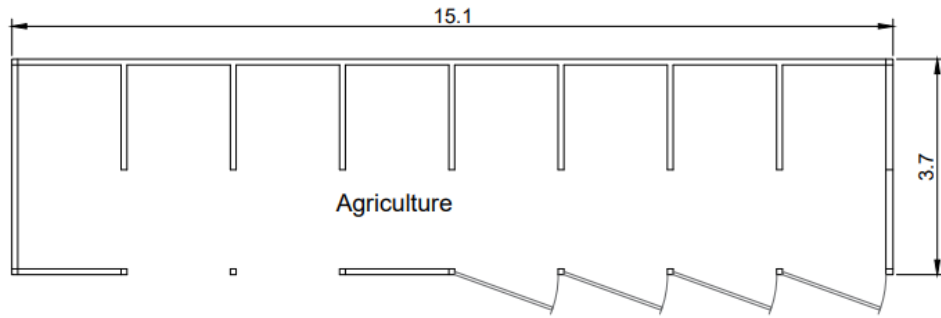
North-East Elevation



North-West Elevation

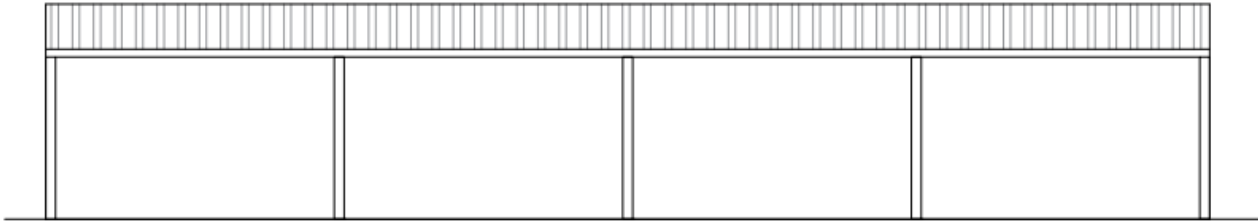


South-West Elevation

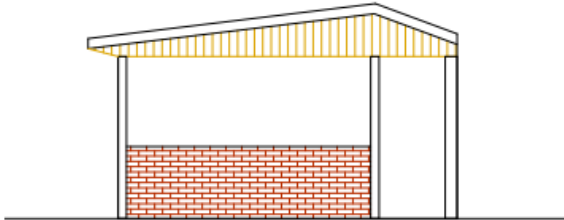


Floor Plan

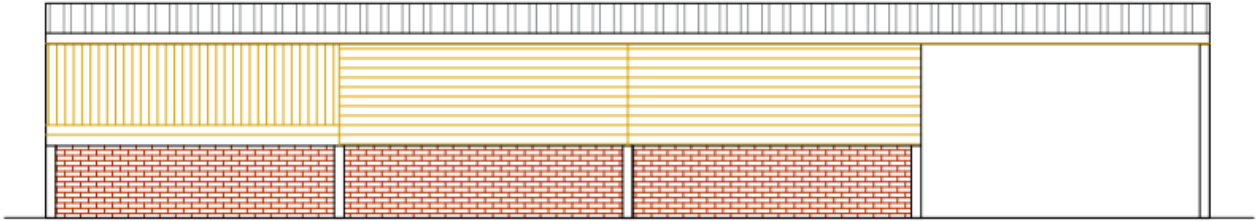
# Unit 4: Existing Elevations & Floor Plans



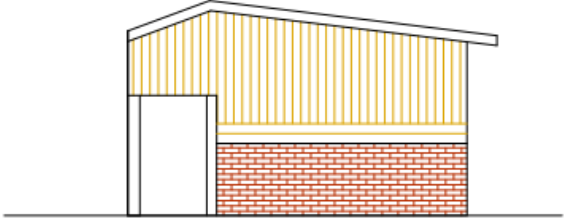
North-East Elevation



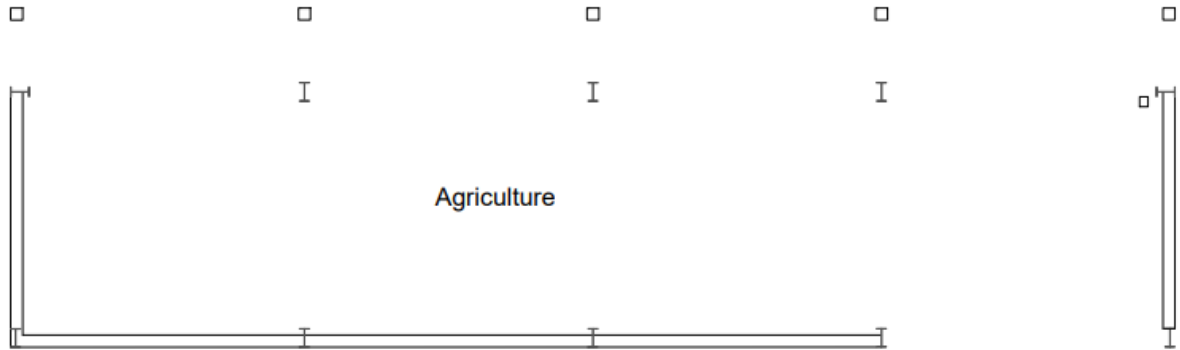
South-East Elevation



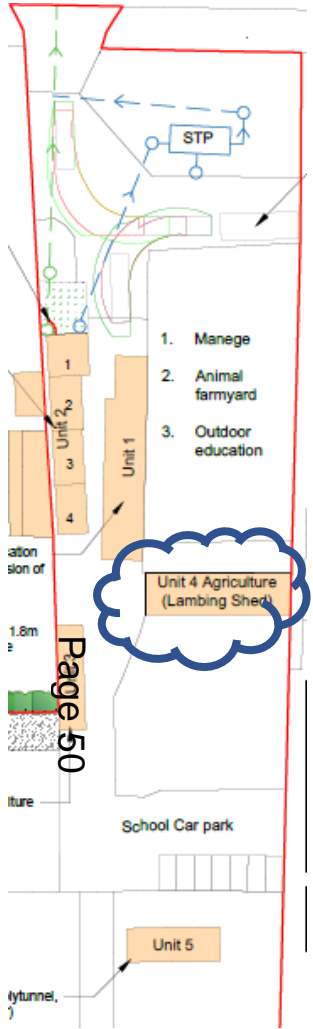
South-West Elevation



North-West Elevation



Floor Plan



- 1. Manege
- 2. Animal farmyard
- 3. Outdoor education

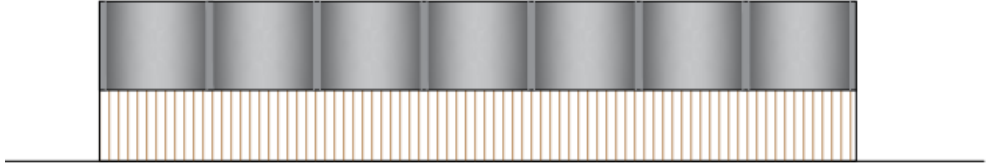
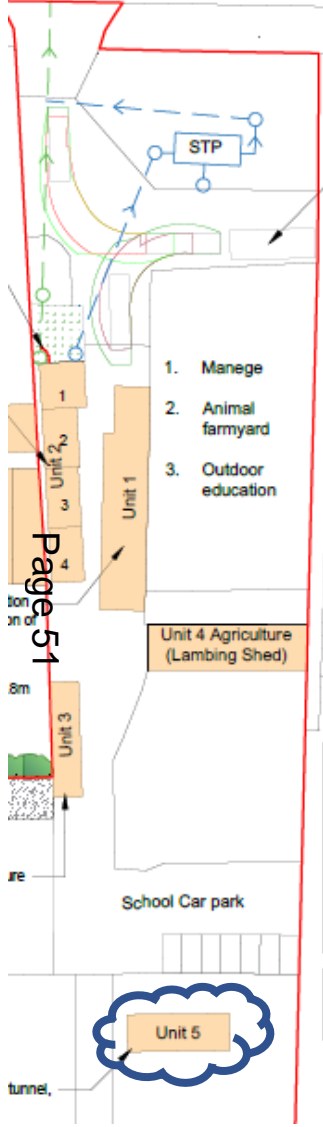
Unit 4 Agriculture (Lambing Shed)

Page 50

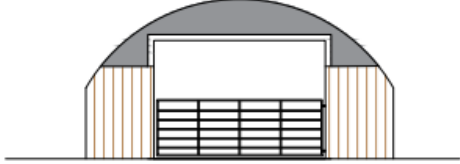
School Car park

Unit 5

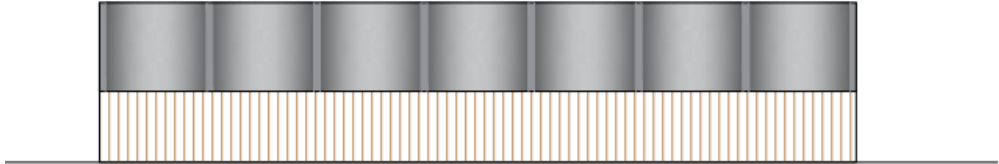
# Unit 5: Existing Elevations & Floor Plans



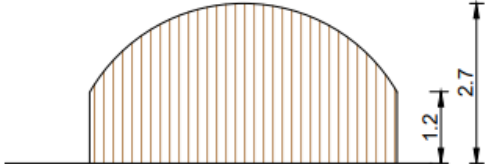
North-East Elevation



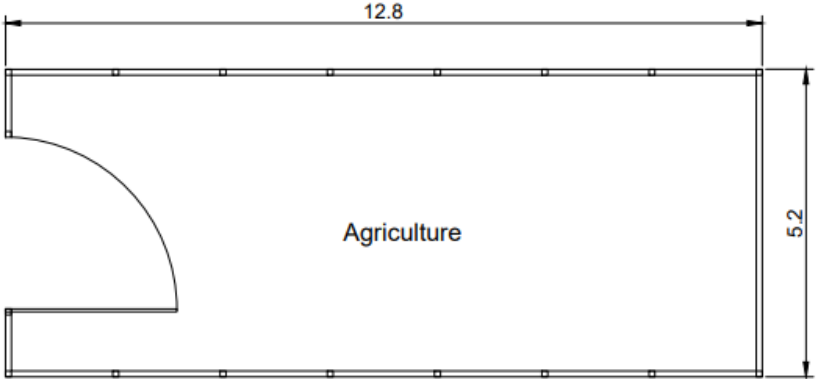
North-West Elevation



South-West Elevation



South-East Elevation



Floor Plan

**UNIT 2 (PART 1) THORNBOROUGH FARM, REDHILL ROAD, KINGS NORTON, B38 9EH**

Alterations undertaken in 2020 by the previous landowner and inspected by North Worcestershire Building Control, (ref 20/1527/OTHFP, dated 19<sup>th</sup> November 2020)

# Applicant's photo submission

Page 52



Agenda Item 5



# Site photos Unit 1 (from structural survey report)



Page 53



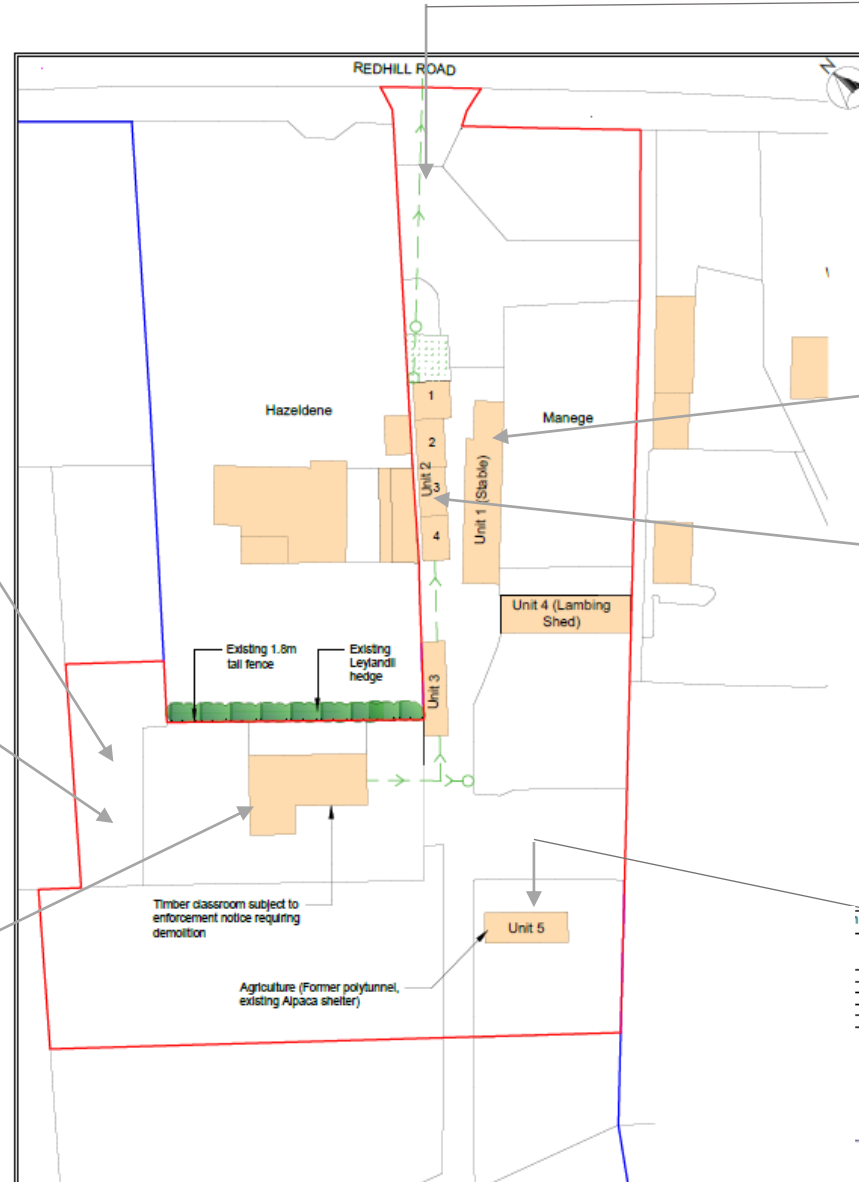
Agenda Item 5



# Site photos



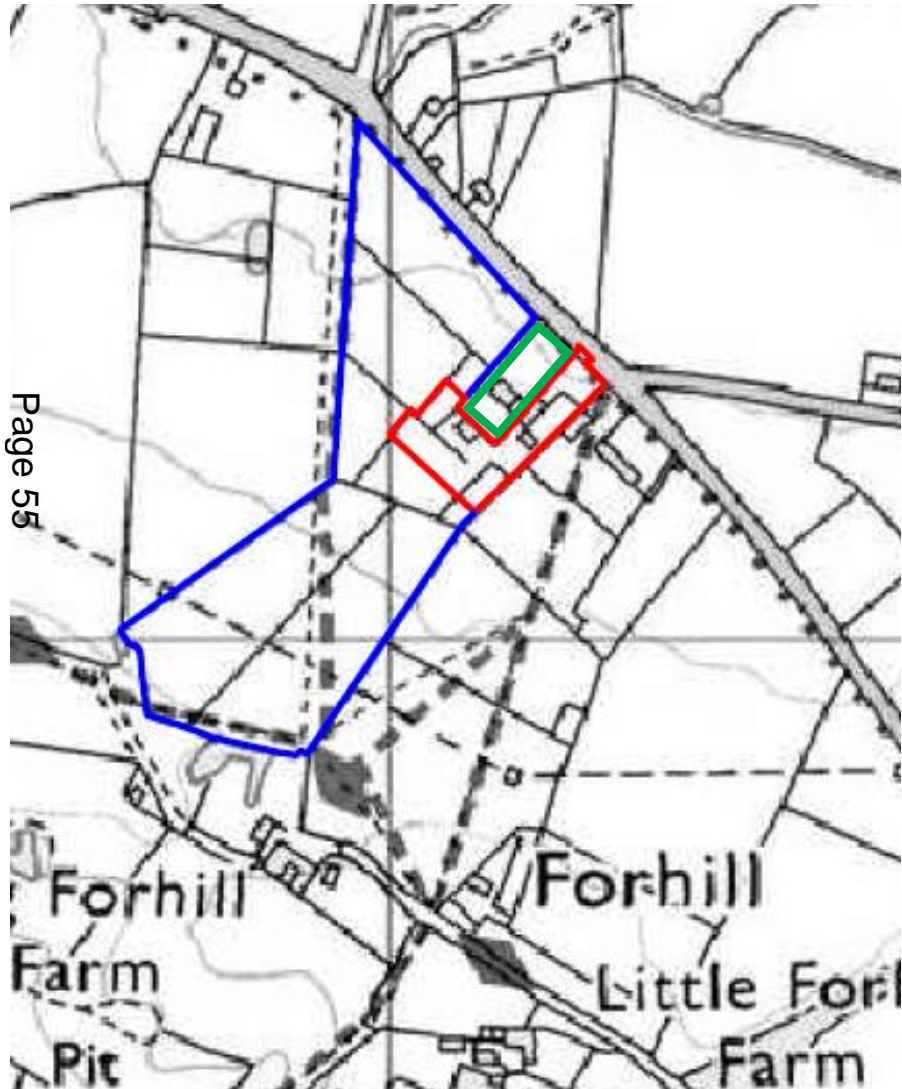
Page 54



Agenda Item 5



# Application Site, other land in applicant's control, Hazledene



This page is intentionally left blank

| Name of Applicant                | Proposal   | Expiry Date | Plan Ref.    |
|----------------------------------|--|-------------|--------------|
| Mr Alistair Russell (Wain Homes) | Reserved Matters submission for details relating to the development of 46 residential dwellings, including details on layout, design, drainage, engineering details and landscaping.<br><br>Bordesley Hall, The Holloway, Alvechurch |             | 22/01228/REM |

**RECOMMENDATION:** That the Reserved Matters for layout, scale, appearance and landscaping are granted subject to final satisfactory comments from the Conservation Officer.

## Consultations

### **North Worcestershire Water Management**

The proposed development site is situated in the catchment of the Dagnell Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding, based on the EA's flood mapping risk, is indicated on the site but this is minimal. That said correctly designed drainage will mitigate any flood risk from surface water on the site and in the surrounding area.

This site has previously been commented on under planning application 21/00684/HYB. At this time further details were requested and while some of these have been included, and we are in favour of some of the changes made, there are still some further details required.

If permission is granted, the following further details should be provided:

- Details of the permeable pavement construction. Mapping indicates that the underlying subsoil may have impeded drainage. If infiltration is not suitable permeable paving could be undrained and connected into surface water system.
- Clarification of the proposed discharge point of the sites attenuated surface water. The plan identifies that this is into an existing watercourse. There are no records of this watercourse, so this needs to be clarified and downstream connectivity proven. Additionally, if this connection is across third party land, it will require permission from the owner of this land.
- An exceedance route map. Calculations supporting the drainage design have been provided and reviewed. They demonstrate that the proposed drainage system will attenuate surface water runoff up to the 1 in 100-year AEP to Greenfield runoff rates, however flooding on the site has been identified. We therefore require that an exceedance route map be submitted, that identifies where this flooding will go and sit to confirm that it is directed away from buildings.

## **Highways - Bromsgrove**

Object on sustainability grounds.  
Sought clarification on internal access road.

## **Leisure Services**

No comments, await details to be submitted in line with the s106 agreement regarding the open space.

## **Conservation Officer**

The conservation officer has noted that the proposed layout includes a row of houses to the southeast of the hall which is likely to extinguish the limited views currently available between the hall and its landscape.

They have also sought clarification on the kitchen garden walls.

## **Arboricultural Officer**

The proposed landscaping scheme contains a suitably varied mixed of planting to give seasonal interest and benefits throughout the year while been appropriately positioned to provide landscaping structure to the development. The volume of planting and grade of stock to be used particularly the tree is pleasing to see and will ensure an immediate landscape structure is achieved.

## **Community Safety Project Officer Community Safety**

The submitted layout proposes a closed cul-de-sac design, this is generally positive from a crime prevention point of view as hostile elements perceive there are reduced avenues of escape and that there is less opportunity for discreet reconnaissance. Such small developments also promote community cohesion so that residents are more likely to be protective, observant and challenging of unrecognised suspicious behaviour.

Within the submitted paperwork the developers does note the below comments in relation to the use of Secure By Design principles

Design streets that accommodate some on-street parking to prevent anti-social parking on footways and allow for trees and planting to reduce the visual impact of parked vehicles whilst having regard for 'secured by design' principles. Anti-social parking on footways will be controlled by adequate on plot parking provided for all dwellings, including visitor spaces. Sufficient surveillance will be provided by all plots following secured by design principles.

Street Lighting Specification, outlines that the street lighting will be in line with those outlining by Secure by design

We would recommend that the developer expands the Secure By Design principles across the whole application and go for Secured by Design Gold or Silver Award in respect of the full development.

## **Worcestershire CPRE - Peter King**

This is a reserved matters application where the outline consent is for up to 46 houses. The present application is for exactly 46 houses. We object to this as we consider that this proposal adversely affects:

- o The openness of the Green Belt



- o The setting of an unlisted heritage asset.

We consider that the proposal would be acceptable if the houses on plots 15-19 and 40-42 were excluded from the proposal.

Bordesley Hall is an unlisted heritage asset. Its ambience was messed up many years ago, when it became a research establishment and had modern buildings built around it, which severely adversely affected its setting. I have been told that a Ministry officer compiling the list of Listed Buildings decided not to include as such, in the hope that omitting it would eventually facilitate the improvement of its setting. In dealing with this application, your council has a unique opportunity to make good the defects of past planning decisions and ensure that the setting of the Hall as a heritage asset is enhanced.

The hall was formerly a country mansion, with landscaped gardens. Much of what was done to the property in the mid-20th century destroyed a great deal of the garden landscape, replacing lawns with car parks. Other than by being surfaced as car parks, the area before the main front of the mansion has not been developed, in the sense that no building has been built on any of it. Thus, the land in front of the house has remained (and remains) open, with no other development between the main front of the hall and the open countryside of the former Bordesley Park.

Contrary to paragraph 5.6 of the applicant's planning statement, while the former car parks are indeed previously developed land, they remain wholly open. It follows that any building on them must adversely affect the openness of the Green Belt, contrary to BDP4.4. In any event, their quotation is from BDP4.4d, when the relevant exception is BDP4.4g, which differs from it in not emphasising economic or community benefits. The test also differs in that BDP4.4g requires the redevelopment not [to] have greater impact on the openness of the Green Belt (BDP4.4g), rather than merely "taking into account the potential impact on the openness ... of the Green Belt" (BDP4.4d).

Similarly, the best external architectural feature of the Hall as a heritage asset is likely to be its main front, which ought to be protected by not having buildings erected in front of it. As indicated above, the deletion of about 8 of the houses from the proposal might well render it acceptable and would enable your council still to be granting permission for "up to 46 houses", by granting full permission for 38.

This will mean that an area of the former front garden will be left undeveloped. We would suggest that this should become public open space, to be used as garden and an equipped play area.

We would further question whether the mix of house sizes is right. My experience in another part of the district is that local need is for smaller houses, whereas the larger ones proposed are likely to be taken up by people moving out of Birmingham and commuting into the city by car. This may be meeting demand, rather than need.

As this is a potentially controversial application in the Green Belt, we would hope that this application will be determined by the Committee and not under delegated powers.

## **Alvechurch Parish Council**

### Objection

Whilst APC welcomes the mix of housing with over 50% of the new dwellings being 2/3 bedroom ones, APC wishes to object to this reserved matters application on two specific points.

### Layout

- The proposed site and housing layout is too regimented and linear. This site provides a unique opportunity in our Parish to benefit from an imaginative and individual housing development. APC's NP contains policies that seek a high standard of design and this extends to seeking developers being creative and maximise natural features on sites. What is proposed is considered to be a poor design layout which resembles those found as part of large scale urban housing developments.

The 2/3 bedroom dwellings are confined to small plots without any attempt to give them any 'individual' status. An opportunity exists to be creating a 'village type' development centred on Bordesley Hall with properties laid out with their own individual plots and at varying angles resulting in a more interesting overall development.

### Appearance/Design

- This is a prestigious site in our Parish. As such, APC expects to see better designs for the proposed dwellings. What is proposed resembles standard house types that major volume housing developers would build throughout the country. This site deserves and requires high quality individual, imaginative and varied designs being proposed and implemented. Again, APC's NP encourages this approach. The proposed house types, and their appearance, are disappointing and cannot be supported by the Parish Council.

- APC considers this site does not require any street lighting. The nearby settlement of Rowney Green does not have street lighting and, as a result, APC seeks to keep this consistency and mitigate any opportunity for light pollution in this elevated part of our Parish.

## **Public Comments**

86 letters sent 14.11.2022 (expired 08.12.2022)

Site notice displayed 23.11.2022 (expired 17.12.2021)

Press notice published 18.11.2022 (expired 05.12.2022)

119 comments have been received objecting to the proposal on the following grounds:

### **Greenbelt**

The development of 46 dwellings will have an impact on the greenbelt.

The development extends beyond the previously developed areas of the site.

### **Design and Conservation**

Too many dwellings proposed – a number of objections have suggested a 25 dwelling maximum

Impact on trees

Impact on the setting of Bordesley Hall  
Impact on rural setting  
Housing Mix should be for 2/3 bedroom dwellings only  
Dwellings should have larger gardens more in keeping with the surrounding area

## **Highways**

Unsustainable location  
Lack of public transport  
Highway safety into the site and along The Holloway

## **Other Matters**

Impact on local services including schools, Doctors surgeries and village life  
Light pollution as the result of the dwellings and proposed street lighting  
Impact on amenity because of construction and development  
Wildlife impact  
Climate Emergency  
Drainage

Other matters have been raised but these are not material to the determination of the application and have not been reported.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP3 Future Housing and Employment Development  
BDP6 Infrastructure Contributions  
BDP7 Housing Mix and Density  
BDP12 Sustainable Communities  
BDP19 High Quality Design  
BDP20 Managing the Historic Environment  
BDP21 Natural Environment  
BDP24 Green Infrastructure  
BDP25 Health and Well Being

### **Others**

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

## Relevant Planning History

|                     |  |                                     |            |
|---------------------|--|-------------------------------------|------------|
| 21/00684/HYB        | Hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works. | Approved                            | 06.10.2022 |
| 22/00092/DEM        | Prior Notification of proposed demolition of redundant buildings and structures  | Prior Approval Required and Granted | 09.02.2022 |
| 20/00273/CUP<br>RIO | Prior approval for Change of use from offices (Use Class B1(a)) to 54 no. residential apartments (Use Class C3)  | Prior Approval Required and Granted | 28.04.2020 |

## Assessment of Proposal

### The Site and its Surroundings

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

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

### Proposal

A hybrid application consisting of a full application for the demolition of employment buildings and the conversion of Bordesley Hall into 3 apartments and an outline application (with all matters reserved with the exception of access) for the construction of up to 46 dwellings and all associated works, was considered at Planning committee in February 2022 and the This application seeks consent for the remaining 4 Reserved Matters for the erection of 46 dwellings together with associated car parking, landscaping and other infrastructure on the Bordesley Hall site. The developer is Wain Homes.

The principle of the proposed development has been established through the granting of hybrid permission 21/00684/HYB. Therefore, the issues for consideration by Members are limited to matters of the internal vehicular access, layout, scale, appearance, and landscaping. I have therefore attached very little weight to objections raised by residents with regards to the development of this site for housing, traffic, and highway issues external to the site, the impact on infrastructure including schools, doctors and dentists, drainage and flood risk and wildlife issues, as the principle of development on this site has already been established by the hybrid permission.

The application is for the erection of 46 dwellings, which will include a housing mix of 9 x two-bedroom properties, 15 x 3-bed properties, 16 x 4-bed properties and 4 x 5-bed properties and 2 x 6 bed properties. Areas of public open space are to be provided and vehicular access will be from The Holloway (reusing the existing access), as approved at the hybrid stage.

The Reserved Matters to be considered under this application are:

- Layout - the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings;
- Appearance - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture; and
- Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—
  - screening by fences, walls or other means;
  - the planting of trees, hedges, shrubs or grass;
  - the formation of banks, terraces or other earthworks;
  - the laying out or provision of gardens, courts, squares, water features,
  - sculpture or public art; and
  - the provision of other amenity features

For clarity, the matter of external vehicular access has already been determined and approved, thus does not fall to be considered as part of the current application.

## **Principle**

The principle of development has already been established through the grant of hybrid planning permission, which this reserved matters application is made pursuant to. For the avoidance of doubt, access has been approved as the hybrid stage and the matters under consideration as part of this application are layout, scale, appearance, and landscaping.

It should be noted that when the hybrid permission was granted, it was based on the assessment that the development proposed would comply with paragraph 149 g) of the



NPPF and BDP 4g) of the BDP and, as such, does not constitute inappropriate development in the Green Belt.

This was because the proposal involved the demolition of an extensive employment site, which comprises one, two, and three storey buildings as well as areas of parking and hardstanding.

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

An important consideration as part of this Reserved Matters application is to ensure that the broad parameters of what would be considered acceptable in terms of the openness of the Green Belt at the hybrid stage are realised at the Reserved Matters stage. To this end, below is a table that offers clarification on the footprint and volume of the built form proposed as part of this application.

Considering the above it is apparent that footprint of the existing buildings is 5800 sqm and it was identified at hybrid stage that a footprint of 4100 sqm was proposed. However, as part of this Reserved Matters application the foot print is less at 3655 sqm. Having regard to the above, it is considered that the impact on the openness of the Green Belt will be improved from the broad parameters identified when the hybrid permission was granted, which is one of the key considerations when assessing the acceptability of this application.

Furthermore, and for the avoidance of doubt, this is not an opportunity to consider whether the principle of development is acceptable, but rather to assess that it complies with the hybrid permission and against the remaining Reserved Matters; namely scale, layout, landscaping, and appearance.

## **Layout, Scale and Appearance**

The development land area is approximately 2.3 hectares in size, with the whole site measuring approximately 5.1 hectares. The proposal is for the erection of some 46 dwellings, with the hybrid approval indicating that up to 46 dwellings could be erected. Access to the site would be from The Holloway, as approved by the hybrid permission. The internal layout of the private road that will serve the development has altered from that indicatively shown at the hybrid stage; however, the layout as proposed is acceptable. Each dwelling would have off-street parking, with a number incorporating parking between houses rather than in front so that vehicles do not dominate the street scene. There are a variety of garages proposed throughout the site.

Each unit would be two-storey in scale, with the primary habitable room windows oriented towards the front and rear. However, there are examples of double aspect properties throughout. Whilst all the dwellings proposed to be erected are two-storey in scale, it is noted that the housing mix is varied and includes smaller units, e.g. 9 x two-bedroom properties, 15 x 3-bed properties (52% in total) as well as what one might consider to be larger family properties, e.g. four and five and six bedroom properties. Having regard to the built form in the area, and the scale of properties proposed to be erected, it is considered that the application as submitted is appropriate in terms of scale and provides an adequate mix of housing as required by Policy BDP8 Housing Mix and Density of the Local Plan. The development will have a density of 21.3 dwellings per hectare (including the three apartments approved under the hybrid).

The size, appearance, and architectural detailing of the dwellings are also considered to be acceptable to ensure the new development will integrate into its setting in accordance with BDP19 and associated SPD design guidance.

Roads and footways are intended to have a tarmac finish. The shared driveways that serve houses fronting onto the green valley are also indicated to have a form of permeable paving. This will contribute positively to the sense of place, and North Worcestershire Water Management has also advised that permeable paving will be beneficial in contributing towards sustainable drainage. Details of the surfacing material have not been provided, this can be addressed by condition.

In submitting the application, the applicant has distinguished between the types of dwellings with 13 differently designed house types. There are subtle differences in architectural details and design between these types of dwellings, though overall, the appearance of the dwellings complements one another while offering variety and interest in the streetscape and will also present a cohesive development, contributing to the sense of place. Following comments from the conservation officer, the Parish Council and the public, the developer has amended the dwelling elevations and materials in a heritage style, adopting an elevational style that is more in keeping with the Rowney Green and the Alvechurch area. These changes reinforce the assessment made in the Planning Statement, that the proposal complies with Policy H4: Housing Design Principles of the ALVNP.

A small materials palette is proposed, featuring brickwork, timber boarding for some units, and slate grey or cottage red roof tiles. The same palette is used throughout on all types of dwellings, and this will help to ensure that the development is well integrated. The material information provided to date appears to be satisfactory.

Overall, the proposed layout, scale and appearance of the development are considered to accord with policy BDP19, Bromsgrove High Quality Design SPD, the ALVNP, and the NPPF.

## **Landscaping**

BDP19 High Quality Design, emphasises the importance of developments being visually attractive because of good design and appropriate landscaping. Therefore, in applying

the provisions of the Development Plan, the Council will require that new development proposals make suitable provisions for high quality hard and soft landscape treatment of space around buildings. Landscape proposals will need to ensure that new development is integrated into, positively contributes to, or enhances the local character of the area and adjoining land. Proposals that make no or inadequate landscape provisions should be refused.

The Council's Tree Officer has confirmed that the quantity and proposed size of trees proposed are satisfactory and will ensure an immediate landscape structure is achieved.

The boundary treatments in the form of post and rail timber fencing, masonry walling, and timber fencing are considered satisfactory.

The proposed open space is spread over two areas of the site, which is satisfactory. A condition is not required regarding this matter, as a detailed scheme (including specifications for laying out the open space) should be submitted and agreed upon prior to the commencement of development as set out by the hybrid permission.

## **Non-Designated Heritage Assets**

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

Bordesley Park historically formed an extensive area surrounding the 19th century park which can be traced back possibly as far as the 12th century. The historic development of the park including the granting of the park to the Windsor family for Hewell Grange is detailed in the Heritage Statement. By the 19th century the park was much reduced in size and the tithe map of the 1840s with the house and estate farm sitting in the northwest with extensive parkland to the south-east, including ornamental tree-lines radiating from a central circular tree-line. This arrangement is just about visible in 1904 OS map, although there are also significant field boundaries. The division into various fields is y seen in the 1945 aerial photograph but the remnants of the ornamental trees can also be seen.

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

The scheme has been amended following comments from the Conservation Officer. Updated comments have been sought from the Officer and I will update Members at your Committee on this issue.

## **Highways and Parking**

Many of the representations received have been regarding matters relating to site access, sustainability, and highway safety, including from County Highway themselves.

These matters were addressed by the previous application in granting the Reserved Matter of access at the time of the application. It is not appropriate to seek to reconsider these as part of the current reserved matters application which relates to layout, scale, appearance, and landscaping.

The Highway Authority has been consulted and have sought clarification on a number of matters including internal access, cycle parking and electric vehicle charging points. This clarification has been provided and in relation to internal highways matters it is considered acceptable.

## **Impact on Residential Amenity**

Overall, it is considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring properties, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings.

In relation to the construction phase of the development, under condition 18 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the reserved matters.

## **Other Considerations**

It should be noted that concern has been expressed about matters such as drainage issues; however, these matters were considered at the hybrid stage and condition 10 require details of surface water/drainage to be approved through a discharge of condition application. Furthermore, conditions 13 and 14 of the hybrid consent requires a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEcMP) to be submitted to and approved in writing by the Local Planning Authority.

It is noted that the Parish Council and a majority objectors have raised concerns regarding the proposed lighting. Lighting was conditioned as part of the hybrid permission (condition 8 refers). This condition was imposed to ensure that the site is safeguarded from increased light pollution, protect visual amenity, and maintain the existing value of biodiversity on and adjacent to the site. The plan submitted as part to this Reserved Matters application does not fully address this condition and therefore the lighting plan does not form part of the approved plans that are recommended below.

Concerns have been raised regarding the impact of this development on local infrastructure. A Section 106 legal agreement was completed at hybrid stage which will remain pertinent to the application in terms of contributions. Financial contributions have been secured toward education and primary healthcare to mitigate the impact of the development, community transport service and school transport contributions as well as public open space is to be provided on site.

Therefore, whilst concern has been expressed about certain aspects of the development, they are either not under consideration as part of this Reserved Matters application or will require additional information through the discharge of conditions process arising from the hybrid application.

## **Conclusion**

The principle of development is accepted following the grant of hybrid planning permission. This Reserved Matters application will lead to a reduction in built footprint and volume when compared with the site as existing, to increase the openness of the Green Belt, and has been designed in a manner that reflects its rural location. The layout, scale and appearance of properties will also respect the amenity of neighbouring properties adjacent to the application site. Adequate public open space would be provided, and parking provision would be acceptable too. Having regard to the above it is considered that the application complies with policies and is recommended for approval.

**RECOMMENDATION:** That planning permission be that the Reserved Matters for layout, scale, appearance, and landscaping are granted subject to final satisfactory comments from the Conservation Officer.

## **Conditions**

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

SJD-302-001B - EXISTING SITE LOCATION PLAN  
SJD-302-003M - PROPOSED SITE PLAN  
SJD-302-100B TYPE F 3B959 PLANNING  
SJD-302-1100B TYPE E PLANNING.  
SJD-302-1200B ELDERBERRY PLANNING  
SJD-302-1300B WILLOW PLANNING  
SJD-302-1400B TYPE H 4B1627 PLANNING  
SJD-302-200B TYPE D 4B1627 PLANNING  
SJD-302-300B LAUREL 3B843 PLANNING  
SJD-302-400B TYPE C 5B2249 PLANNING  
SJD-302-500B HAWTHORN 4B1112 PLANNING  
SJD-302-600B TYPE B 5B3001 PLANNING  
SJD-302-700B TYPE G 4B1514 PLANNING  
SJD-302-800C TULIPWOOD 2B784 PLANNING  
SJD-302-900B TYPE A 6B2731 PLANNING  
SJD-302-007G - PROPOSED SITE PLAN - EXTERNAL SURFACE MATERIALS  
& BOUNDARIES  
SJD-302-008A - PROPOSED CAR BARN DOUBLE FLOOR PLANS &  
ELEVATIONS  
SJD-302-009B - DOUBLE FLOOR PLANS & ELEVATIONS  
SJD-302-010A - PROPOSED GARAGE - TRIPLE FLOOR PLANS &  
ELEVATIONS  
SJD-302-011A - PROPOSED CAR BARN - SINGLE FLOOR PLANS &  
ELEVATIONS  
SJD-302-012B - PROPOSED EXTERNAL MATERIALS PALETTE  
SJD-302-013 - PROPOSED GATE ELEVATION TO COURTYARD ENTRANCES

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



- 2) The areas shown for parking and turning on the approved plans shall be laid out and surfaced to the satisfaction of the Local Planning Authority before the relevant dwellings are occupied and shall be permanently set aside and reserved for the purpose.

Reason: In the interests of highway safety.

- 3) The former Kitchen Garden wall as identified within the Heritage Statement by Pegasus Planning (dated December 2022) shall be retained as part of this development. No works or development shall take place above foundation level of any reserved matters until a method statement for the works of repair/maintain the kitchen garden wall has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this non designated heritage asset and to comply with Policy BDP20 of the Bromsgrove District Plan.

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

This page is intentionally left blank

# 22/01228/REM

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

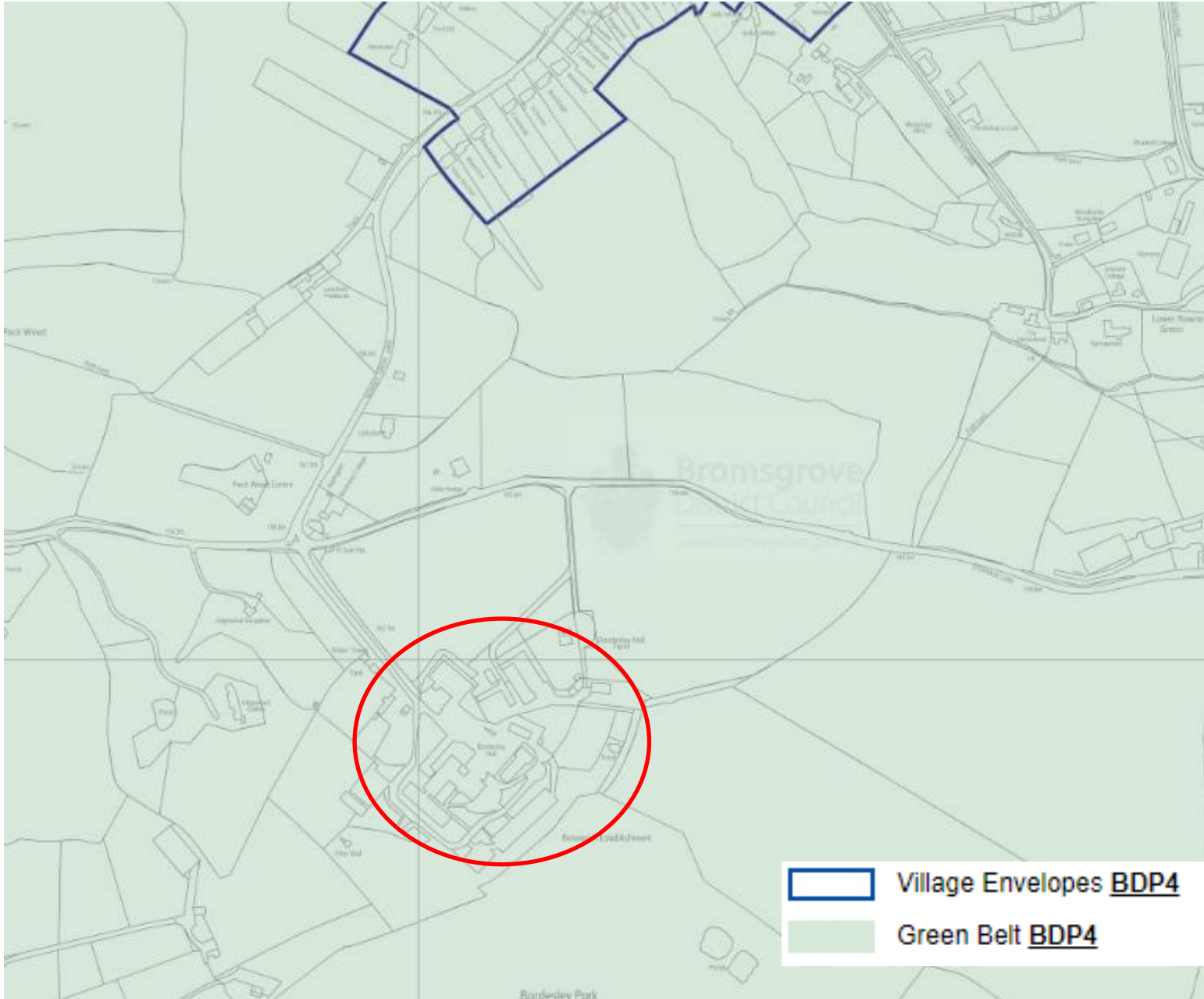
Reserved matters submission for details relating to the  
development of 46 residential dwellings, including  
Page 71 details on layout, design, drainage, engineering details  
and landscaping.

Recommendation: That the Reserved Matters for  
layout, scale, appearance and landscaping are granted  
subject to final satisfactory comments from the  
Conservation Officer.

# Site Location Plan



# District Plan Map





# Existing Plan

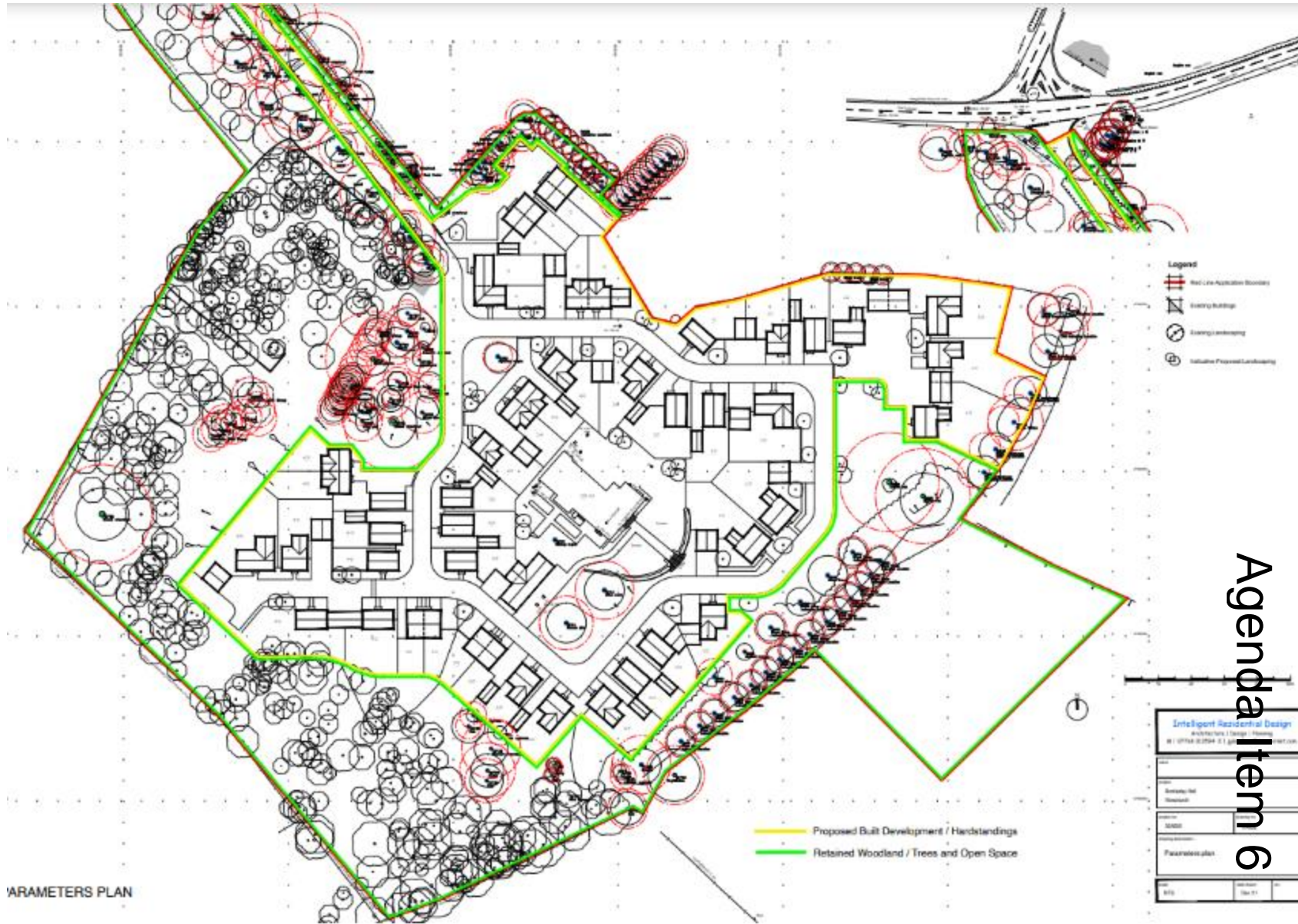


- SITE BOUNDARY
- CLEAR WATER MAIN
- FULL WATER SEWER
- SERVICE CABLE
- UNDERGROUND LV CABLE
- OVERHEAD LV CABLE
- UNDERGROUND HV CABLE 11kV
- OVERHEAD HV CABLE 11kV
- LV GAS MAIN
- HP GAS MAIN
- UNDERGROUND BY CABLE
- OVERHEAD BY CABLE
- OSGULAR CABLE
- 2in 11kV ELECTRIC CABLE
- EGEMENT (4in TOTAL)
- 2in 11kV OVERHEAD LINE
- EGEMENT (8in TOTAL)
- POLE MOUNTED TRANSFORMER
- ELECTRIC SUBSTATION  
5m x 5m



# Approved Parameters Plan under 21/00684/HYB

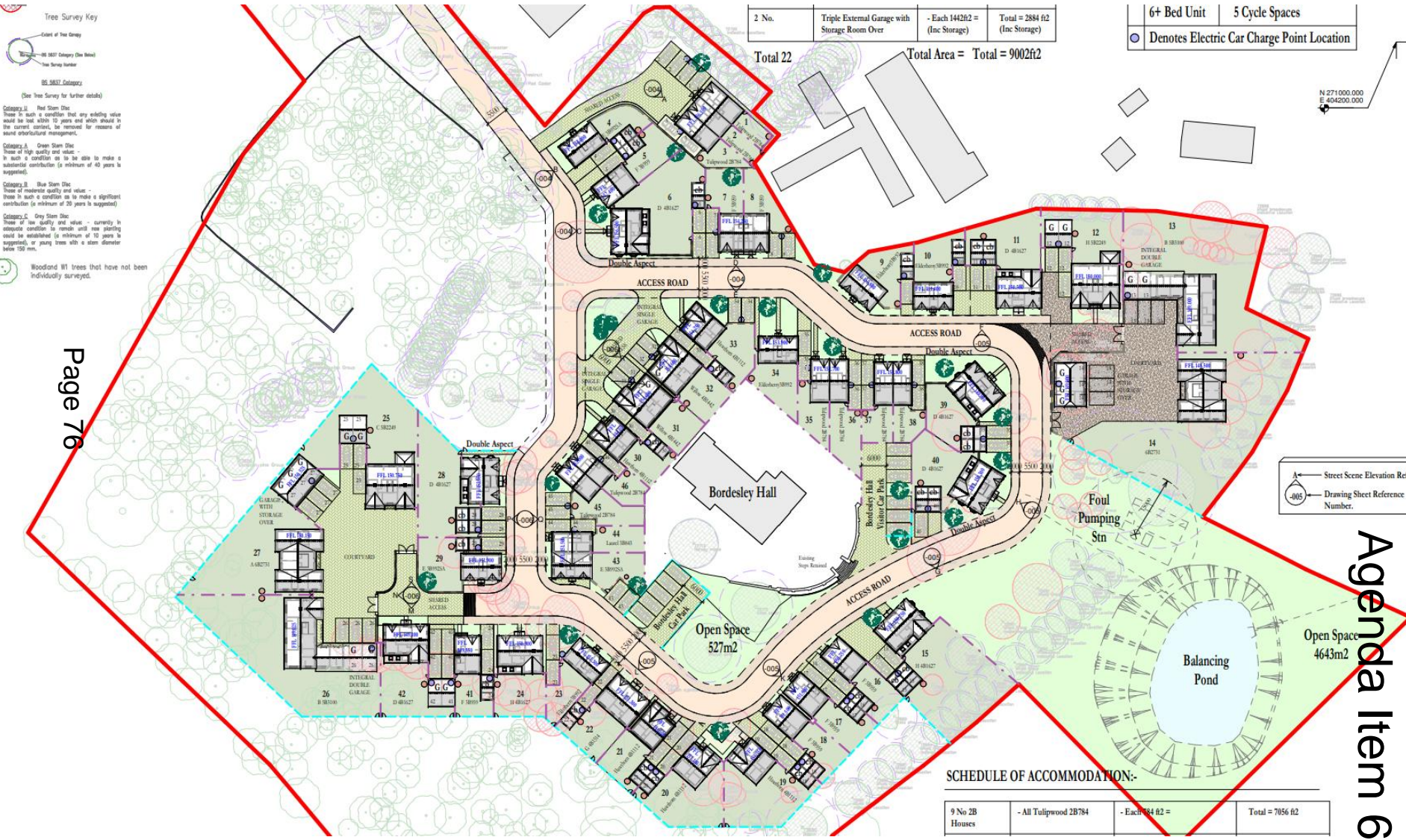
Page 75



Agenda Item 6



# Proposed Plan



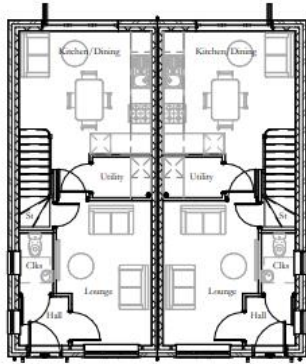
|          |   |  |  |
|----------|---|--|--|
| 2 No.    | Triple External Garage with Storage Room Over | - Each 1442ft <sup>2</sup> = (Inc Storage) | Total = 2884 ft <sup>2</sup> (Inc Storage) |
| Total 22 |   | Total Area =                               | Total = 9002ft <sup>2</sup>                |

|  |                |
|--|----------------|
| 6+ Bed Unit                                  | 5 Cycle Spaces |
| ○ Denotes Electric Car Charge Point Location |                |

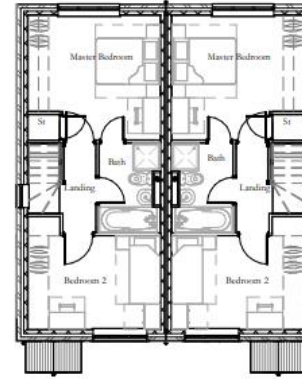
SCHEDULE OF ACCOMMODATION:-

|                |                       |                             |                              |
|----------------|-----------------------|-----------------------------|------------------------------|
| 9 No 2B Houses | - All Tulipwood 2B784 | - Each 84 ft <sup>2</sup> = | Total = 7056 ft <sup>2</sup> |
|----------------|-----------------------|-----------------------------|------------------------------|

# Example House Types – 2 bed Tulipwood



Proposed Ground Floor Plan - Tulipwood 2B784-Heritage  
1:100



Proposed First Floor Plan - Tulipwood 2B784-Heritage  
1:100



Proposed Front Elevation - Tulipwood 2B784-Heritage  
1:100



Proposed Rear Elevation - Tulipwood 2B784-Heritage  
1:100



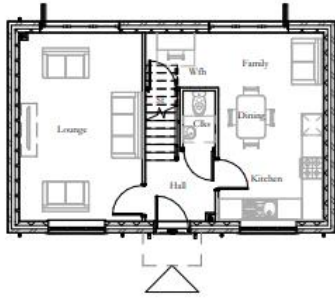
Proposed Side Elevation. - Tulipwood 2B784-Heritage



Proposed Side Elevation - Tulipwood 2B784-Heritage



# House Types – 3 bed Elderberry



Proposed Ground Floor Plan - Elderberry 3B992 -Heritage  
1:100



Proposed First Floor Plan - Elderberry 3B992 -Heritage  
1:100

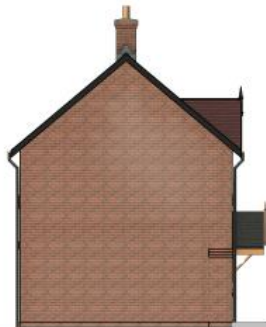
Page 78



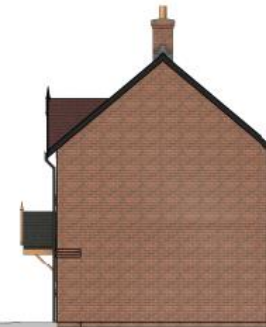
Proposed Front Elevation - Elderberry 3B992 -Heritage  
1:100



Proposed Rear Elevation - Elderberry 3B992 -Heritage  
1:100



Proposed Side Elevation. - Elderberry 3B992 -Heritage  
1:100

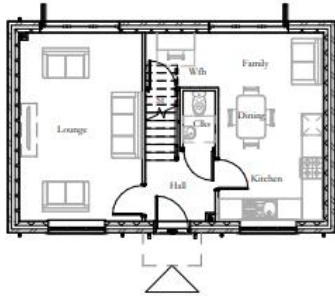


Proposed Side Elevation - Elderberry 3B992 -Heritage  
1:100

Agenda Item 6



# House Types – 3 bed Type E



Proposed Ground Floor Plan - Elderberry 3B992 -Heritage  
1:100



Proposed First Floor Plan - Elderberry 3B992 -Heritage  
1:100

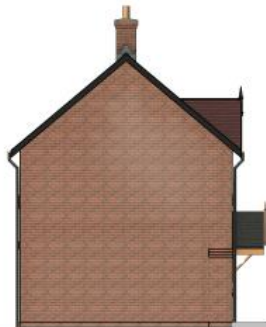
Page 79



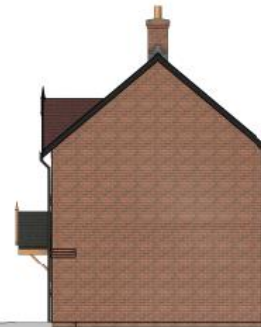
Proposed Front Elevation - Elderberry 3B992 -Heritage  
1:100



Proposed Rear Elevation - Elderberry 3B992 -Heritage  
1:100



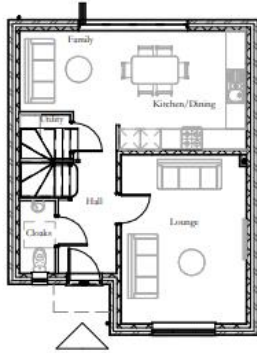
Proposed Side Elevation. - Elderberry 3B992 -Heritage  
1:100



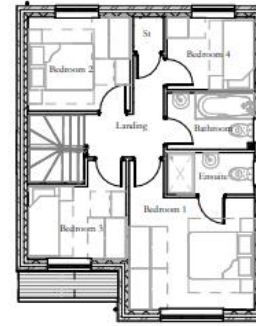
Proposed Side Elevation - Elderberry 3B992 -Heritage  
1:100

Agenda Item 6

# House Types – 4 bed Hawthorn



Proposed Ground Floor Plan - Hawthorn 4B1112-Heritage  
1 : 100



Proposed First Floor Plan - Hawthorn 4B1112-Heritage  
1 : 100

Page 80



Proposed Front Elevation - Hawthorn 4B1112-Heritage  
1 : 100



Proposed Rear Elevation - Hawthorn 4B1112-Heritage  
1 : 100



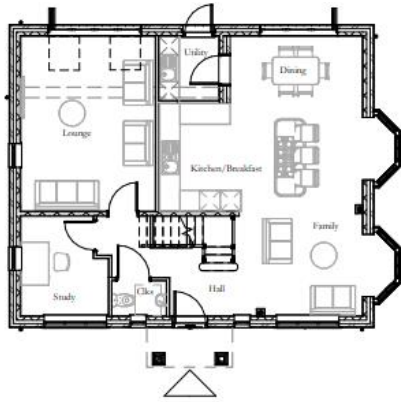
Proposed Side Elevation. - Hawthorn 4B1112-Heritage



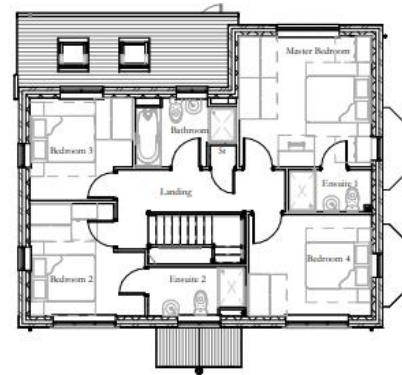
Proposed Side Elevation - Hawthorn 4B1112-Heritage

Agenda Item 6

# House Types – 4 bed Type D



Proposed Ground Floor Plan - Type D 4B1627-Heritage  
1 : 100



Proposed First Floor Plan - Type D 4B1627-Heritage  
1 : 100

Page 81



Proposed Front Elevation - Type D 4B1627-Heritage  
1 : 100



Proposed Rear Elevation - Type D 4B1627-Heritage  
1 : 100



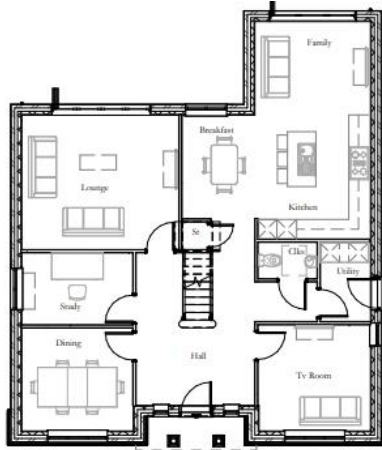
Proposed Side Elevation. - Type D 4B1627-Heritage



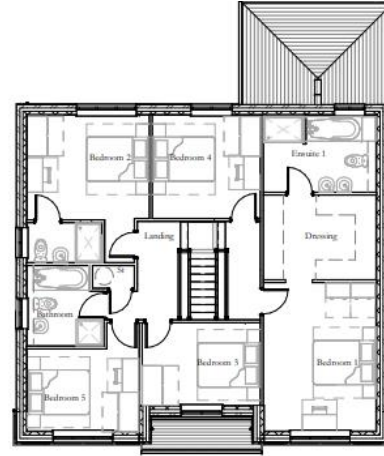
Proposed Side Elevation - Type D 4B1627-Heritage

Agenda Item 6

# House Types – 5 bed Type C



Proposed Ground Floor Plan - Type C 5B2249-Heritage  
1:100



Proposed First Floor Plan - Type C 5B2249-Heritage  
1:100



Proposed Front Elevation - Type C 5B2249-Heritage  
1:100



Proposed Rear Elevation - Type C 5B2249-Heritage  
1:100



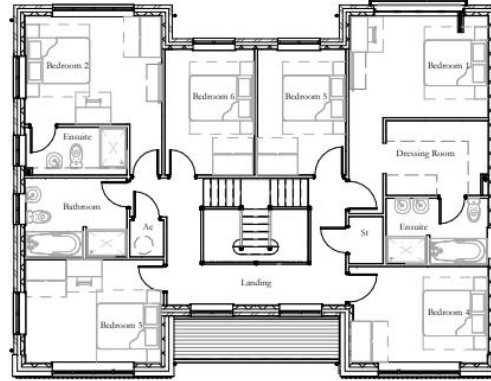
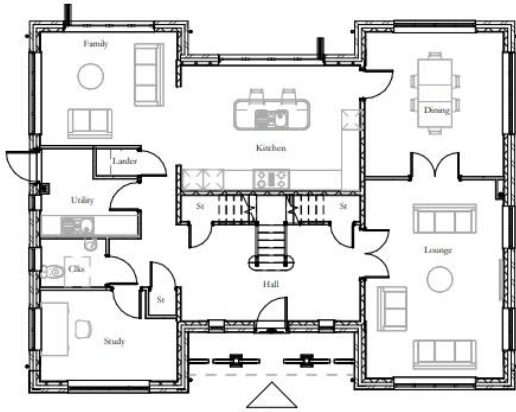
Proposed Side Elevation. - Type C 5B2249-Heritage  
1:100



Proposed Side Elevation - Type C 5B2249-Heritage  
1:100



# House Types – 6 bed Type A



Proposed Front Elevation - Type A 6B2731-Heritage  
1:100



Proposed Rear Elevation - Type A 6B2731-Heritage  
1:100



Proposed Side Elevation. - Type A 6B2731-Heritage  
1:100

Proposed Side Elevation - Type A 6B2731-Heritage  
1:100




Page 89




Agenda Item 6

|  |   |         |
|--|---|---------|
| B  | REVISED TO WAIN HOMES COMMENTS DATED 09/02/23               | MAG     |
| A  | REVISED TO WAIN HOMES COMMENTS DATED 18/01/23               | MAG     |
| rev  | note  | date by |
| WAIN HOMES   |   |         |
| 1000051 Bordesley Hall, The Holloway, Alvechurch<br>Redevelopment of Site to 46 Dwellings and<br>Associated Works. |   |         |
| title  | Proposed Floor Plans & Elevations - Type A 6B2731 -Heritage |         |
| drawn  |   |         |

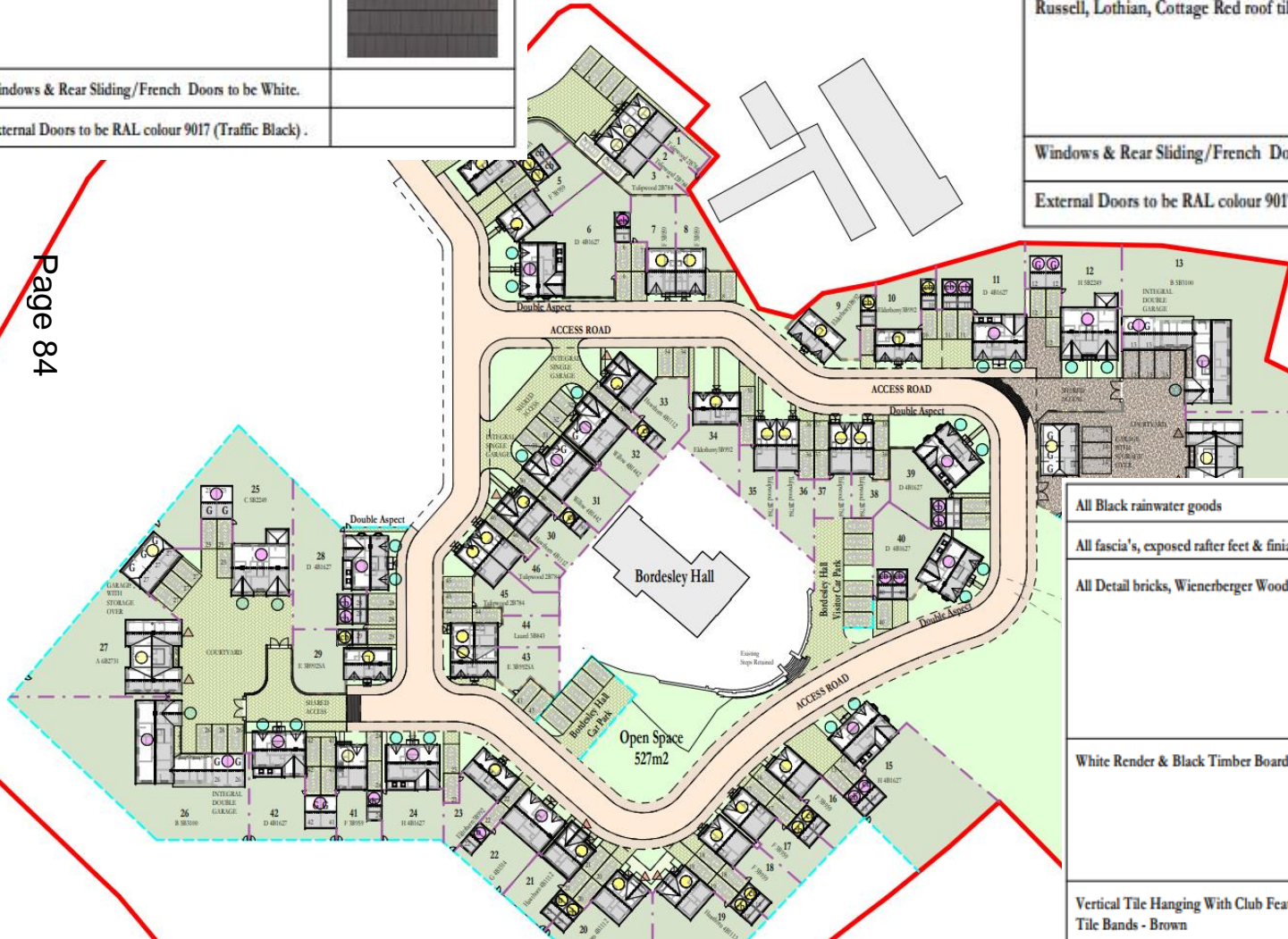





# Materials Palette

|   |   |
|---|---|
| <u>Material Palette 1</u>   |   |
| Wienerberger, Olde_Essex_Red_Multi bricks<br>(Not Required To Timber Faced Car Barns) |  |
| Russell, Lothian, Slate Grey roof tiles   |  |
| Windows & Rear Sliding/French Doors to be White.                                      |   |
| External Doors to be RAL colour 9017 (Traffic Black).                                 |   |

|  |   |
|--|---|
| <u>Material Palette 2</u>  |  |
| Wienerberger, Olde_Woodford_Red_Multi bricks<br>(Not Required To Timber Faced Car Barns) |  |
| Russell, Lothian, Cottage Red roof tiles.  |  |
| Windows & Rear Sliding/French Doors to be White.   |   |
| External Doors to be RAL colour 9017 (Traffic Black).                                    |   |

Page 84

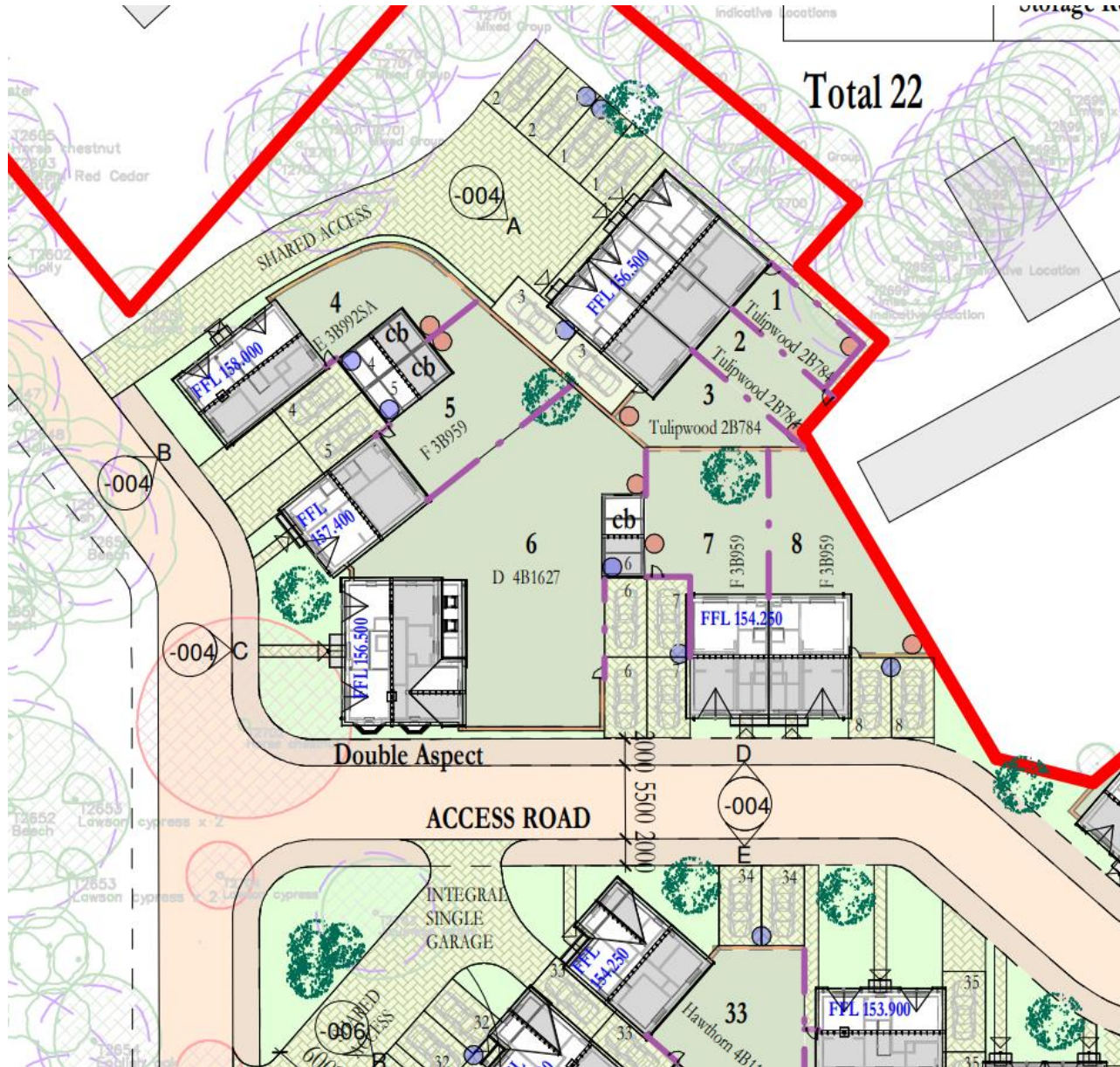


|   |   |
|---|---|
| All Black rainwater goods                                     |   |
| All fascia's, exposed rafter feet & finials: Black            |   |
| All Detail bricks, Wienerberger Woodhurst_Red_Multi           |  |
| White Render & Black Timber Boarding                          |  |
| Vertical Tile Hanging With Club Feature<br>Tile Bands - Brown |  |

Agenda Item 6



# Proposed Street Elevations (A-E)



# Proposed Street Elevations (A-E)



Proposed Street Scene Elevation A  
1 : 200'



Proposed Street Scene Elevation B  
1 : 200'



Proposed Street Scene Elevation C  
1 : 200'



Proposed Street Scene Elevation D  
1 : 200'



Proposed Street Scene Elevation E  
1 : 200'

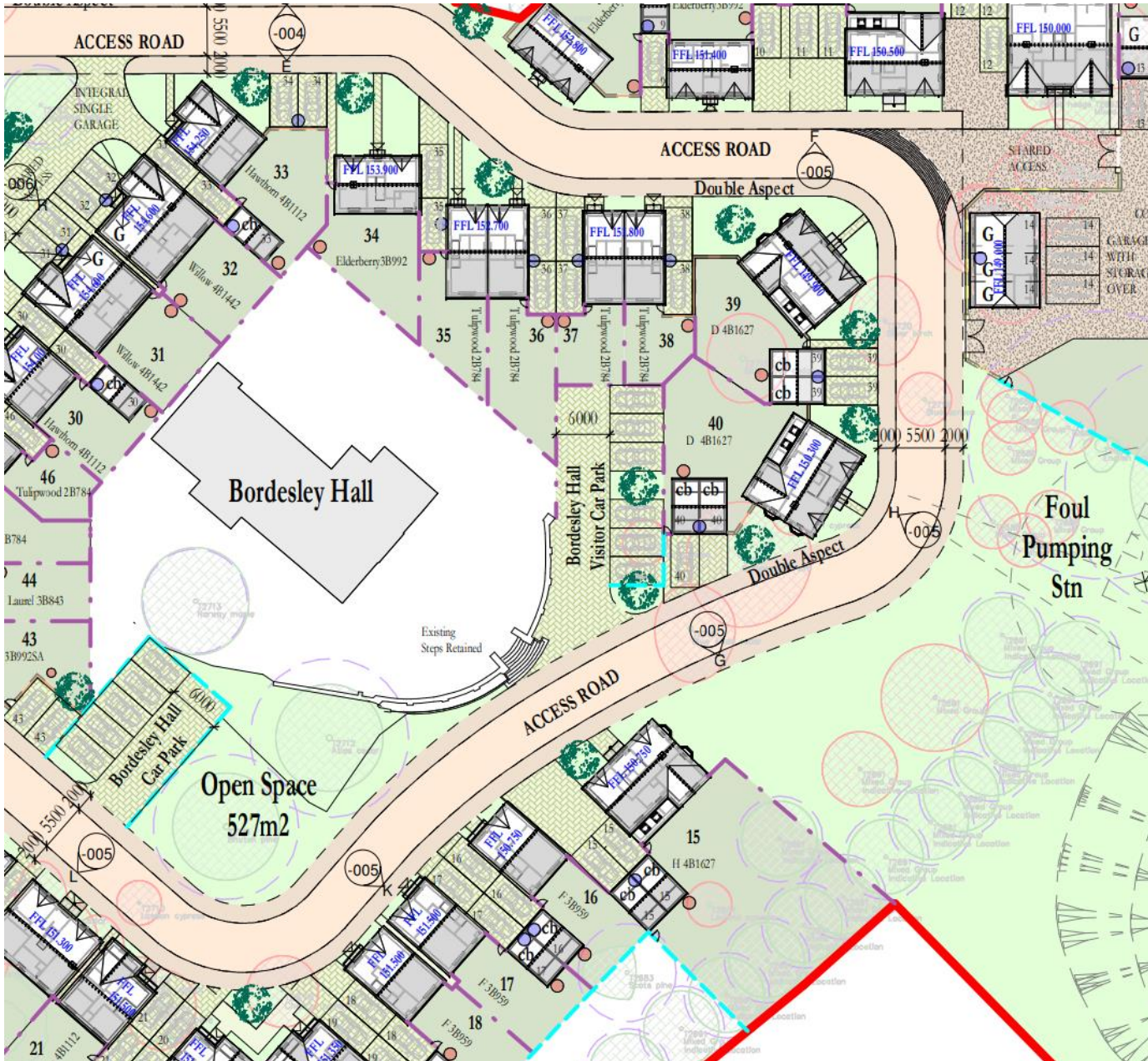
D1 REVIEWED BY CONSERVATION OFFICER COMMENTS DATED 15/04/23 10:23  
 E1 REVIEWED BY PLANNING OFFICER COMMENTS DATED 04/11/23 10:23  
 A1 DRAWING PLAN, SCALE UNLIMITED TO CIVIL ENGINEER'S DISCRETION 04/03/23 10:00  
 A2 DRAWING PLAN, SCALE UNLIMITED TO CIVIL ENGINEER'S DISCRETION 04/03/23 10:00

Page 86

Agenda Item 6



# Proposed Street Elevations (F-L)



# Proposed Street Elevations (F-L)



Proposed Street Scene Elevation F.  
1 : 20'

Page 88



Proposed Street Scene Elevation G  
1 : 20'



Proposed Street Scene Elevation H  
1 : 20'

Agenda Item 6



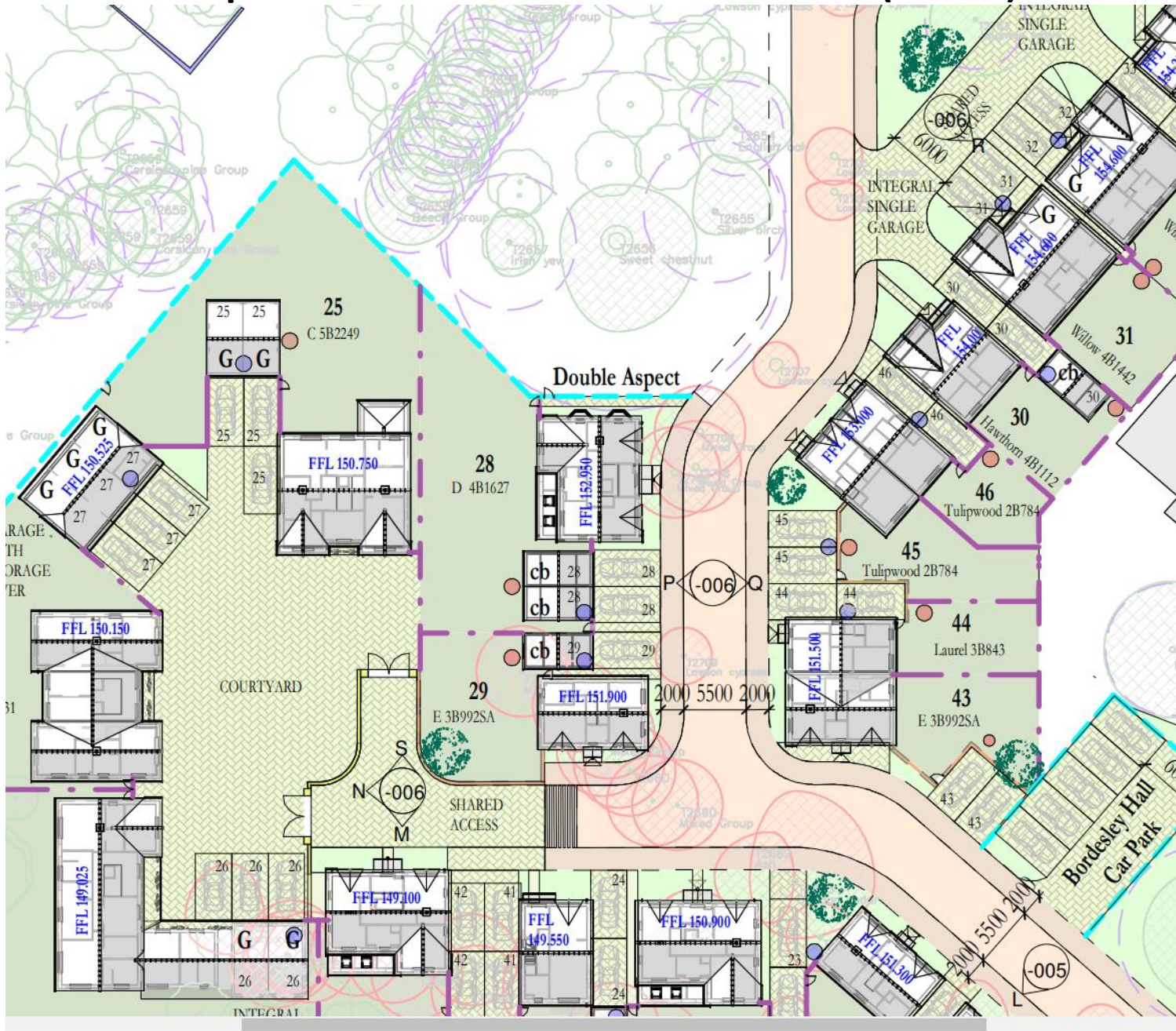
Proposed Street Scene Elevation K  
1 : 20'



Proposed Street Scene Elevation L  
1 : 20'



# Proposed Street Elevations (M-S)



# Proposed Street Elevations (M-S)



Proposed Street Scene Elevation M  
1 - 200



Proposed Street Scene Elevation N  
1 - 200



Proposed Street Scene Elevation P  
1 - 200



Proposed Street Scene Elevation Q  
1 - 200



Proposed Street Scene Elevation R  
1 - 200



Proposed Street Scene Elevation S  
1 - 200

Page 90

Agenda Item 6

# Agenda Item 7

| Name of Applicant | Proposal   | Expiry Date | Plan Ref.    |
|-------------------|--|-------------|--------------|
| Mr J Till         | Roof alterations to include the insertion of 2 no. conservation rooflights. Partial removal of internal wall.<br><br>Aldham House, Fish House Lane, Stoke Prior, Bromsgrove, B60 4JT | 07.02.2023  | 22/01640/LBC |

**This application is being reported to the Planning Committee because the applicant is related to a Ward Councillor.**

**RECOMMENDATION:** That **LISTED BUILDING CONSENT** be **GRANTED**

## Consultations

### **Conservation Officer**

No objection to the principle of this scheme. It is not considered that the proposed works will harm the significance of the listed building.

Recommend appropriate condition relating to:

- external roof materials
- rooflight installation
- detailed design of roof at eaves, valley gutter and abutment
- proposed thermal insulation and screed to floor and lime plaster to wall

## Public Consultations

Site notice posted 24.01.2023 (17.02.2023)

Press notice published 20.01.2023 (06.02.2023)

No comments received

## Relevant Policies

### **Bromsgrove District Plan**

BDP20 Managing the Historic Environment

### **Others**

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

## Relevant Planning History

|         |  |          |            |
|---------|--|----------|------------|
| 11/0620 | Proposed replacement double glazing units to 9 No existing single glazed windows and the replacement of 1 No existing door | Approved | 13/09/2011 |
|---------|--|----------|------------|



|         |   |          |            |
|---------|---|----------|------------|
| 11/0399 | Proposed replacement double glazing units to 14No existing single glazed windows and retention of existing window frames  | Approved | 12/07/2011 |
| 11/0004 | Proposed replacement/Thermal upgrades to existing windows   | Approved | 23/03/2011 |
| 10/0444 | Detached oak framed garage building including the demolition of existing garages and carport  | Approved | 20/07/2010 |
| 10/0302 | Proposed Replacement/Thermal Upgrades To Existing Windows   | Approved | 28/07/2010 |
| 09/0579 | Proposed internal alterations to form 1 No shared en-suite to the existing first floor bedroom accommodation and 1 No Bathroom to the existing second floor accommodation | Approved | 17/09/2009 |

## Assessment of Proposal

Aldham house was originally built in 1753 with later additions in 1853. It is located in the setting of the 12th Century, Grade I Listed St Michael's Church.

It is understood that the living accommodation for the church was, at one time, a vicarage lying to the northeast of the church, of brick construction with five bays, the windows with keystones. This description matches Aldham House very closely and so it is assumed to have originally been the vicarage.

The proposed rooflights are to opposite slopes of a later, single storey extension at the rear of the property. They will be largely hidden from view and have negligible impact upon the significance of Aldham House and the adjacent St Michael's Church. Internally, the ceiling of the roof will be removed to enable a vaulted space, with new steelwork introduced to support the roof. Again, the fabric here is of low significance and so the impact is considered to be negligible.

A section of internal wall is also to be removed, joining an existing and a former door opening into one, larger opening. This involves the removal of some fabric of slightly higher significance, being part of the 19<sup>th</sup> century wing, however a sense of the original plan form of the space will be retained through the provision of a ceiling level downstand and wall nibs at each end. I therefore consider the minor harm to be sufficiently mitigated, and also justified through the provision of enlarged kitchen accommodation more appropriate for a property of this size.

The Conservation Officer has assessed the scheme and is satisfied that the proposed works will not harm the significance of the listed building. An appropriate condition relating to external materials and design details has been recommended.

I therefore raise no objection to these proposals and consider they comply with the requirements of the Listed Buildings and Conservation Areas Act 1990, BDP20 of the Bromsgrove District Plan, and the NPPF.

**RECOMMENDATION:** That **LISTED BUILDING CONSENT** be **GRANTED**.

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

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

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:
  - 4310-01; Survey as Existing
  - 4310-02D; Proposed Alterations
  - 4310-03; Location Plan

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

- 3) Prior to their first installation, the details below 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.
  - details, including samples, of the form, colour, and finish of the materials to be used externally on the roof
  - proposed rooflight installation details at scale 1:5
  - detailed design of roof at eaves, valley gutter and abutment at scale 1:10
  - detailed specification of proposed thermal insulation and screed to floor, and lime plaster to wall

Reason: To ensure that the character of the listed building is maintained as a result of the works, in accordance with Policy section 20 of the Bromsgrove District Plan and the NPPF

**Case Officer:** Peter Jenkins    Tel: 01527 881403  
Email: peter.jenkins@bromsgroveandredditch.gov.uk

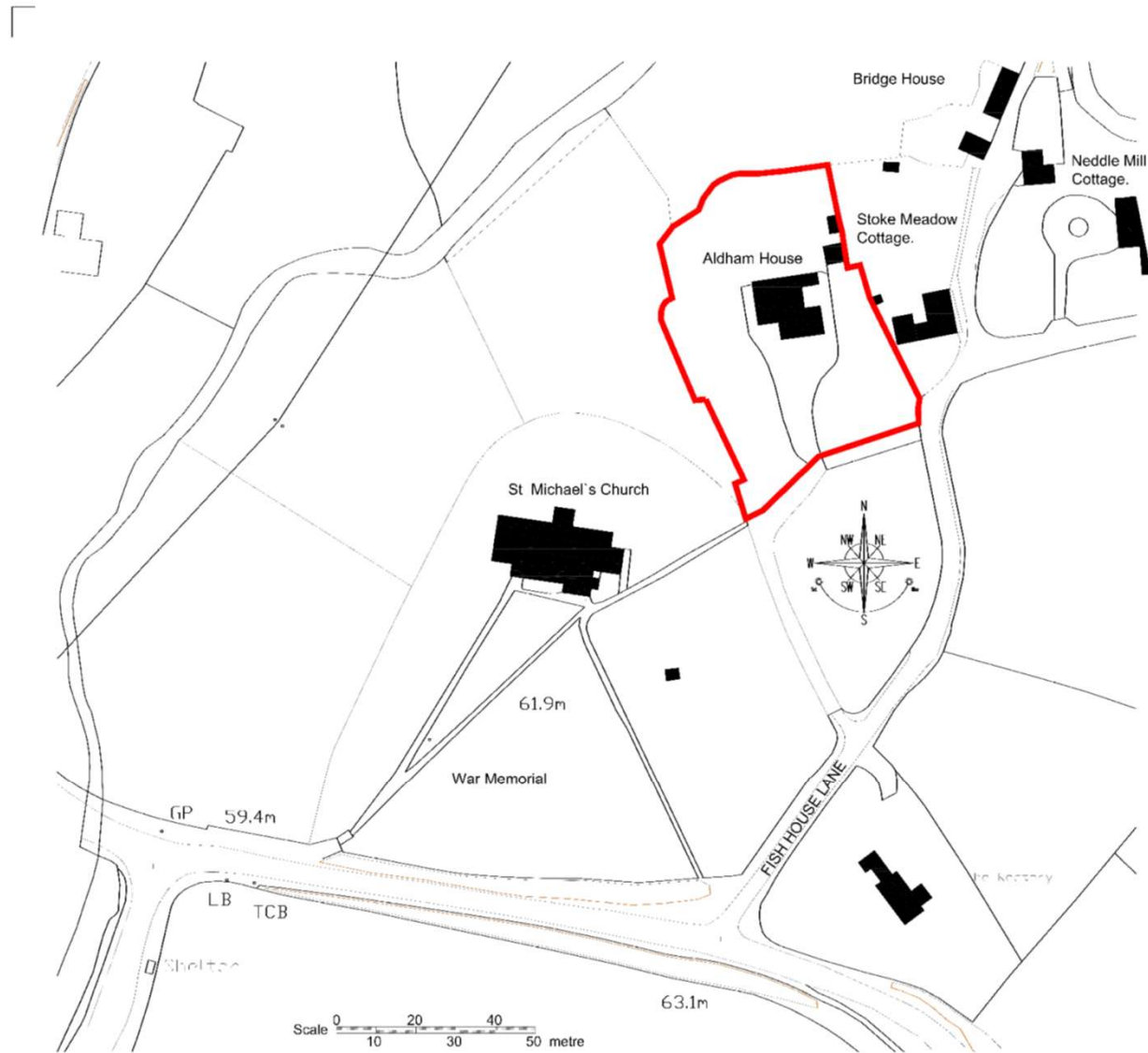


This page is intentionally left blank

22/01640/LBC

**ALDHAM HOUSE, FISH HOUSE LANE, STOKE PRIOR**

Roof alterations to include the insertion of 2 no. conservation rooflights.  
Partial removal of internal wall.



© Crown Copyright (2015). All rights reserved. Ordnance Survey Licence number: 100017492

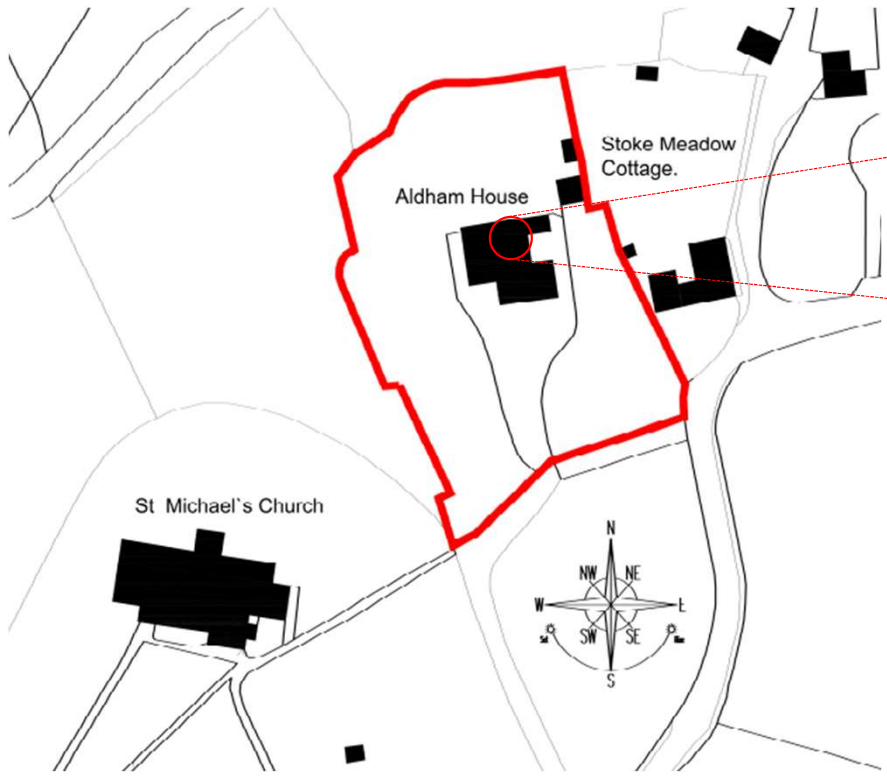
SITE PLAN

Scale 1:500

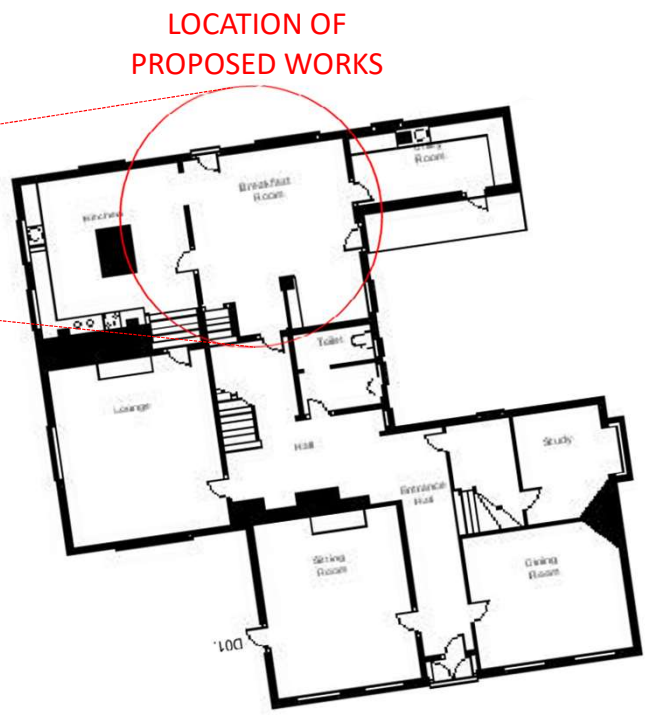
### LOCATION PLAN

|                                     |                |     |             |
|-------------------------------------|----------------|-----|-------------|
| DATE                                | BY             | REV | DESCRIPTION |
|                                     |                |     |             |
| PROPOSED ALTERATIONS                |                |     |             |
| DRAWN BY:<br>Site Plan              |                |     |             |
| PROJECT:<br>Listed Building Consent |                |     |             |
| DATE                                | PROJECT NUMBER |     |             |
| 15/01                               | 4310-03        |     |             |
| SCALE                               |                |     |             |
| 1:500                               |                |     |             |
| DATE                                |                |     |             |
| DEC 2022                            |                |     |             |

**LOCATION PLAN**

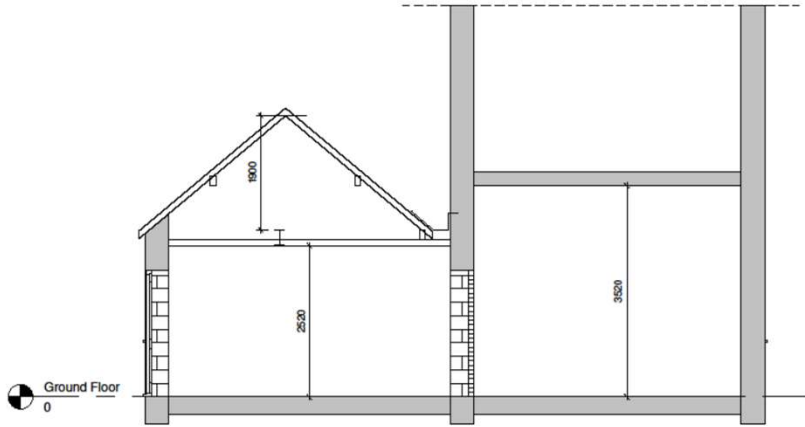


**GROUND FLOOR PLAN**

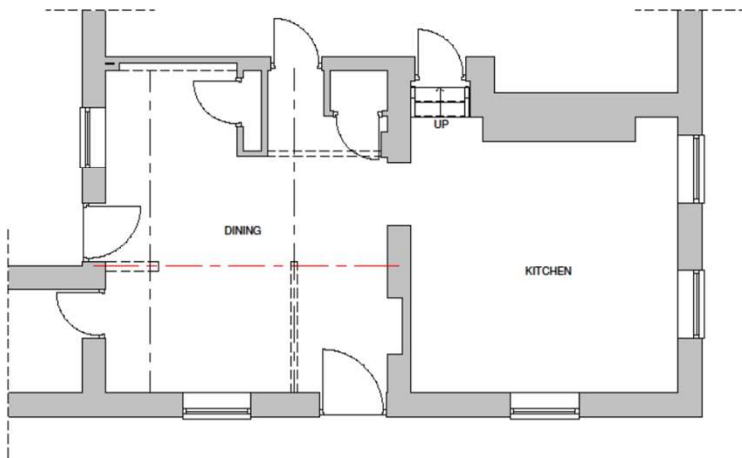




# EXISTING SURVEY



**2 Section 1**  
1 : 50



**1 Ground Floor**  
1 : 50

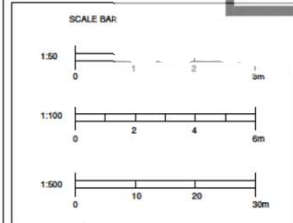
Page 98

**CENTRAL BUILDING DESIGN LTD**  
 Tel: 01562 743782  
 07574570410  
 Email: steve@centralbuildingdesign.co.uk  
 Web: www.centralbuildingdesign.co.uk

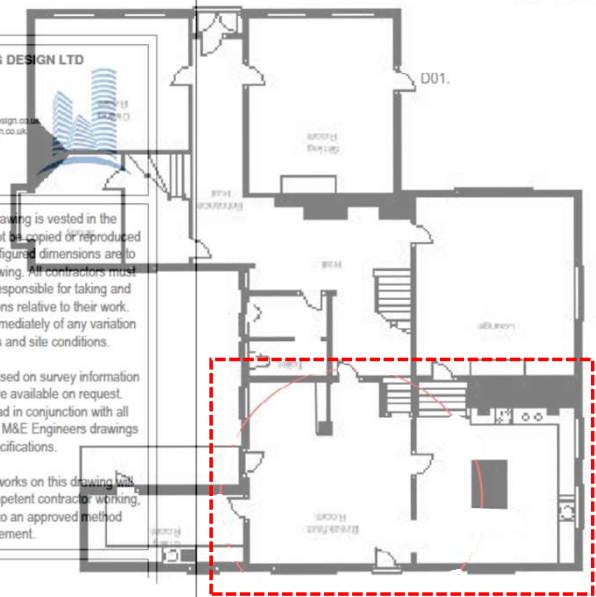
Copyright of this drawing is vested in the Designer and it must not be copied or reproduced without consent. Only figured dimensions are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. Notify the Designer immediately of any variation between drawings and site conditions.

Where drawings are based on survey information received, surveys are available on request. All drawings to be read in conjunction with all relevant Structural and M&E Engineers drawings and specifications.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.



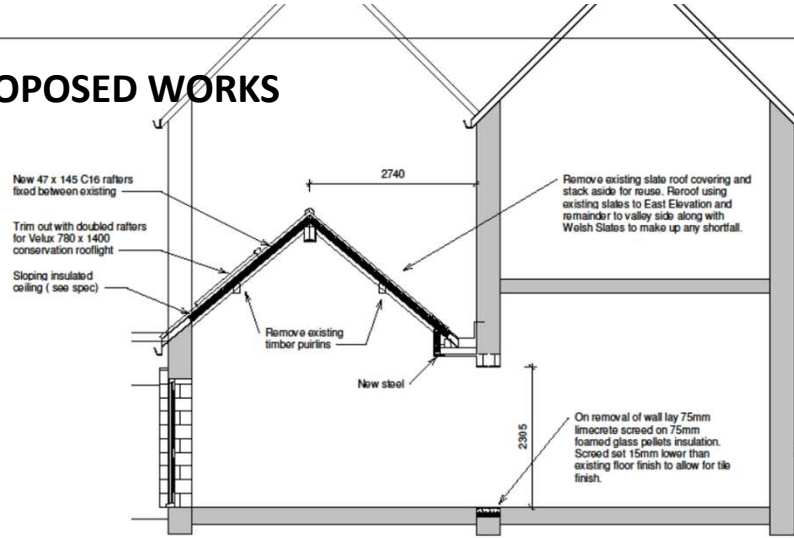
|   |            |            |
|---|------------|------------|
| PROJECT                                   |            |            |
| SURVEY AS EXISTING                        |            |            |
| TITLE                                     |            |            |
| ALDHAM HOUSE, FISH HOUSE LANE, BROMSGROVE |            |            |
| CLIENT                                    |            |            |
| MR. J. TILL                               |            |            |
| DRAWN BY                                  | CHECKED BY | DATE       |
| JG  | SG         | 03/11/2022 |
| SCALE (@A2)                               |            |            |
| 1 : 50                                    |            |            |
| DRAWING NUMBER                            | REV        |            |
| 4310-01                                   |            |            |



LOCATION OF FLOOR PLAN

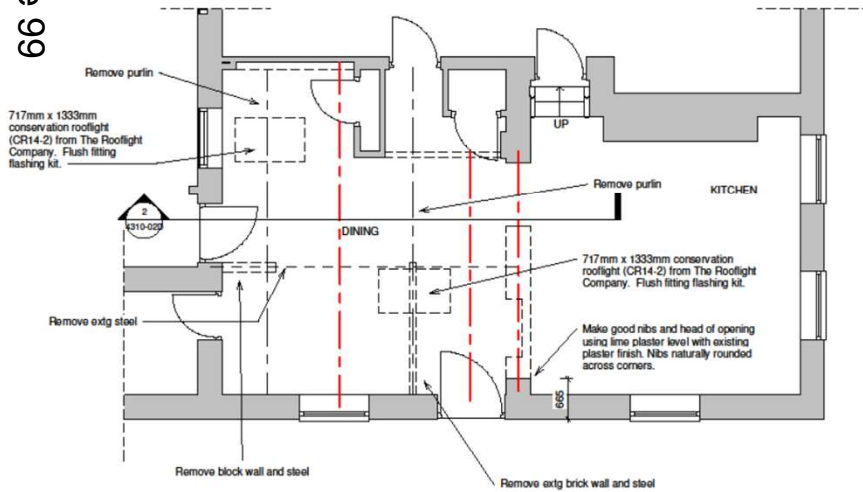
Agenda Item 7

# PROPOSED WORKS

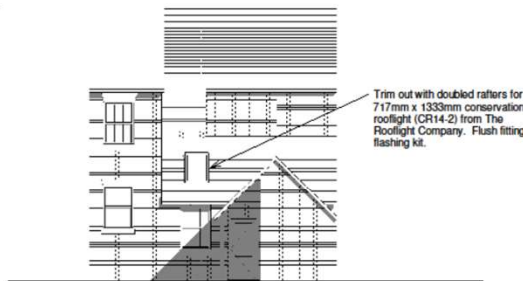


2 Section 1  
1 : 50

Page 99



1 Ground Floor  
1 : 50



3 East Elevation  
1 : 100

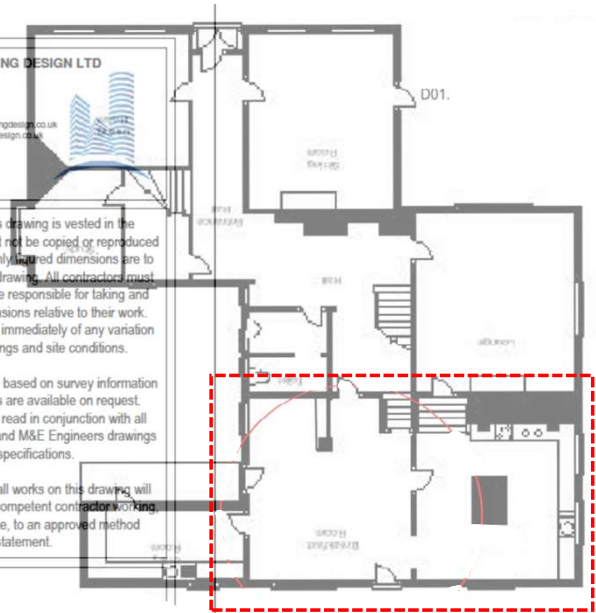
CENTRAL BUILDING DESIGN LTD

Tel: 01562 743782  
 0787 4570410  
 Email: [stave@centralbuildingdesign.co.uk](mailto:stave@centralbuildingdesign.co.uk)  
 Web: [www.centralbuildingdesign.co.uk](http://www.centralbuildingdesign.co.uk)

Copyright of this drawing is vested in the Designer and it must not be copied or reproduced without consent. Only figured dimensions are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. Notify the Designer immediately of any variation between drawings and site conditions.

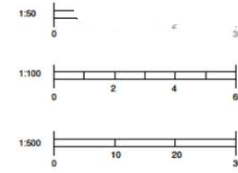
Where drawings are based on survey information received, surveys are available on request. All drawings to be read in conjunction with all relevant Structural and M&E Engineers drawings and specifications.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.



LOCATION OF FLOOR PLAN

SCALE BAR



PROJECT

PROPOSED ALTERATIONS

TITLE

ALDHAM HOUSE, FISH HOUSE LANE, BROMSGROVE

CLIENT

MR. J. TILL

DRAWN BY

JG

CHECKED BY

SG

DATE

03/11/2022

SCALE ( @A2 )

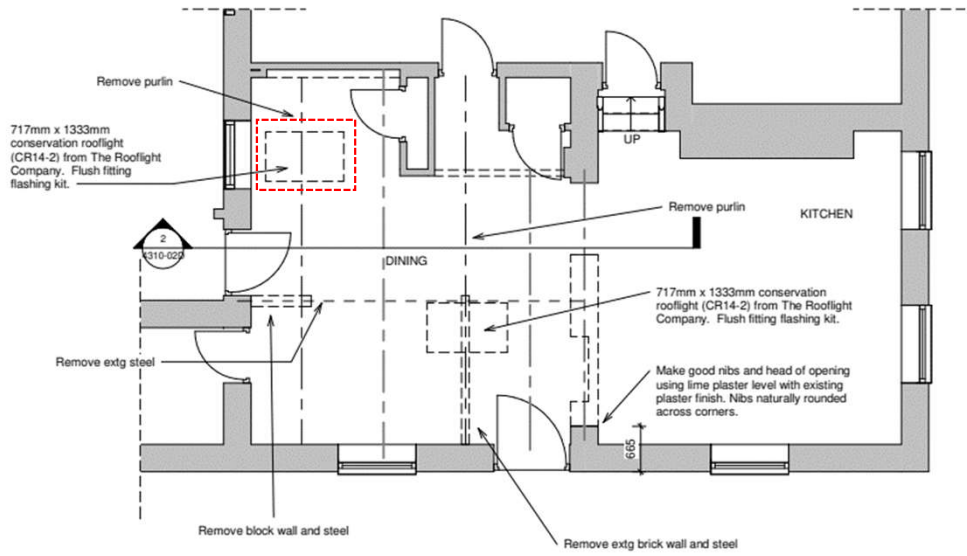
As indicated

DRAWING NUMBER

4310-02D

REV

Agenda Item 7



Page 100

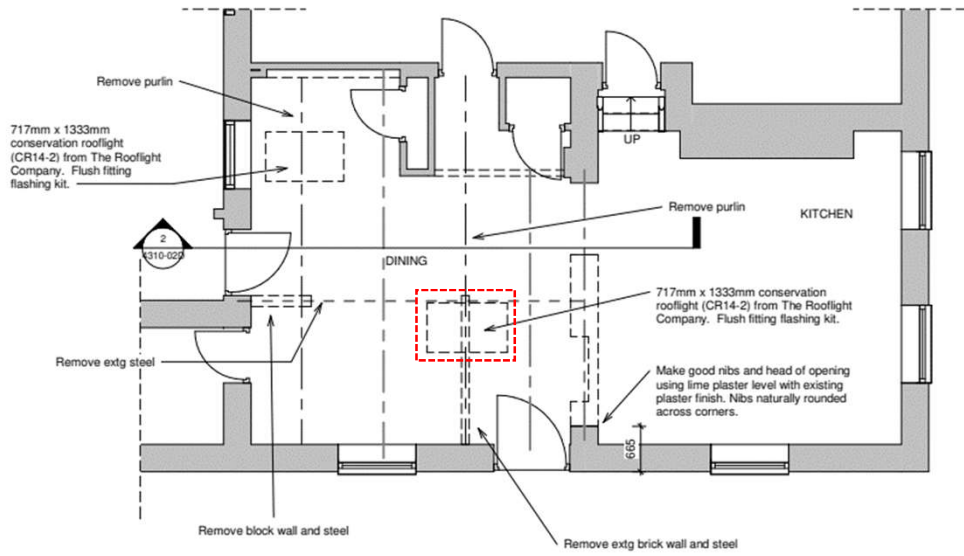
**ROOFLIGHT 1  
POSITION**

22/01640/LBC ALDHAM HOUSE



Agenda Item 7





Page 101

**ROOFLIGHT 2  
POSITION**

22/01640/LBC ALDHAM HOUSE



Agenda Item 7

This page is intentionally left blank



| Name of Applicant   | Proposal  | Expiry Date | Plan Ref.    |
|---------------------|---|-------------|--------------|
| Mr David Billingham | Approval of Reserved Matters relating to landscaping pursuant to outline planning permission 14/0408 (Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)).<br><br>Land Rear of Algoa House, Western Road, Hagley |             | 23/00027/REM |

**RECOMMENDATION:** That the Reserved Matter for Landscaping be granted subject to final satisfactory comments from the Arboricultural Officer.

### **Consultations**

#### **Hagley Parish Council**

Consulted 19.01.2023 views awaited.

#### **Arboricultural Officer**

The quantity and proposed sizing of trees proposed is satisfactory. Remove various fruiting trees from driveways and access road and replace with non-pioneer, native, broadleaved trees. The species selection for the proposed hedging across the site is fine. Final view awaited.

#### **Leisure Services**

No comment, the scheme remains unchanged.

### **Public Comments**

115 letters were sent to neighbours 19.01.2023 (expired 12.02.2023)  
Site notice displayed 23.01.2023 (expired 16.02.2023)  
Press advert published 27.01.2023 (expired 13.02.2022)

No comments have been received.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP3 Future Housing and Employment Growth  
BDP5 Bromsgrove Strategic Site Allocations  
BDP5(B) Other Development Sites  
BDP19 High Quality Design  
BDP21 Natural Environment

## Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

SPG11 Outdoor Play Space in the District of Bromsgrove

## Relevant Planning History

|         |   |         |            |
|---------|---|---------|------------|
| 14/0408 | Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance) | Granted | 06.01.2023 |
|---------|---|---------|------------|

## Assessment of Proposal

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

The application site is located to the south-east of a proposed residential area on the south-east side of the settlement of West Hagley. The site is bordered on the north-west and south-west by areas granted planning permission for residential development, which has since been built. To the north-east, there is open countryside in the Green Belt. To the south-east is existing residential development fronting Western Road. To the immediate south, the site is bounded by two dwellings known as Algoa House and Eightlands. The gardens of these dwellings are separated from the site by 1.8 metre high close-boarded fencing. Beyond Western Road, there is open countryside in the Green Belt.

The site is allocated as a Development Site under Policy BDP5 in the Bromsgrove District Plan.

### **Proposal**

The proposed development for 26 dwellings has been established through the granting of outline permission under 14/0408. Members resolved to approve this application at the meeting of Planning Committee on 2 March 2020 subject to the applicant entering into a suitable Section 106 Agreement. The Section 106 Agreement was subsequently agreed by all interested parties on 5th January 2023 and the outline planning permission was issued on 6 January 2023.

Therefore, the issue for consideration by Members is limited to matters regarding landscaping only. In this context, landscaping means the following:

Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features

Matters relating to the of external access, layout, scale, and appearance of the dwellings have already been determined and approved, so they are not included in the current application and are not for consideration by Members.

The outline permission included conditions regarding tree protection measures, detailed specification of open space, and other landscape-related conditions. Therefore, there is no need to replicate these conditions as part of any Reserved Matter requiring approval.

## **Assessment**

Outline planning permission (for access, layout, scale, and appearance) was granted on 6th January 2023 for the erection of 26 dwellings (ref: 14/0408). Therefore, the principle of the use has been established, and the main issue is whether the proposed details relating to landscaping are acceptable in terms of the development plan and national policy.

## **Landscaping**

BDP19 High Quality Design, emphasises the importance of developments being visually attractive because of good design and appropriate landscaping. Therefore, in applying the provisions of the Development Plan, the Council will require that new development proposals make suitable provisions for high quality hard and soft landscape treatment of space around buildings. Landscape proposals will need to ensure that new development is integrated into, positively contributes to, or enhances the local character of the area and adjoining land. Proposals that make no or inadequate landscape provisions should be refused.

The Council's Arboricultural Officer has confirmed that the quantity and proposed size of trees proposed are satisfactory. However, they have asked that the fruiting trees that are proposed on the side of driveways and the access road be substituted for more suitable non-pioneer, native, broadleaved trees. Fruit trees will inevitably cause problems for future residents with their fruit fall, and residents will seek to have them removed.

At the time of the publication of this report, the Arboricultural Officer is considering an amended plan. Subject to satisfactory final comments, it is concluded that the proposed details (including new tree, hedge, shrub, and groundcover plantings and extensive areas of turf relating to landscaping) are acceptable. I will update Members at your Committee on this issue.

## **Open Space**

The proposed layout plan shows the provision of 2,642 square metres of formal public open space located to the north of the site adjacent to Gallow's Brook. This has remained unchanged since the outline approval. This complies with SPG 11's requirement for on-site open space provision. The open space aspect makes use of the site's natural topography. The open space and management were secured via the s106 Agreement.

## **Conclusion**

This is an allocated housing site. The one Reserved Matter under consideration is considered acceptable. In the planning balance and taking account of material planning considerations, the development is acceptable and, subject to the conditions set out below, is recommended for approval.

**RECOMMENDATION:** That the Reserved Matter for Landscaping be granted subject to final satisfactory comments from the Arboricultural Officer and the following conditions:

## **Conditions**

- 1) The development must be begun no later than 18 months from the date of the approval of this approval.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

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

Location Plan            013 5563 01D  
Landscape Plan        2231/PL001 Rev A

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

## **Case Officer:**

Mr Paul Lester Tel: 01527 881323

Email: paul.lester@bromsgroveandredditch.gov.uk



# 23/00027/REM

Land Rear of Algoa House, Western Road, Hagley,  
Worcestershire

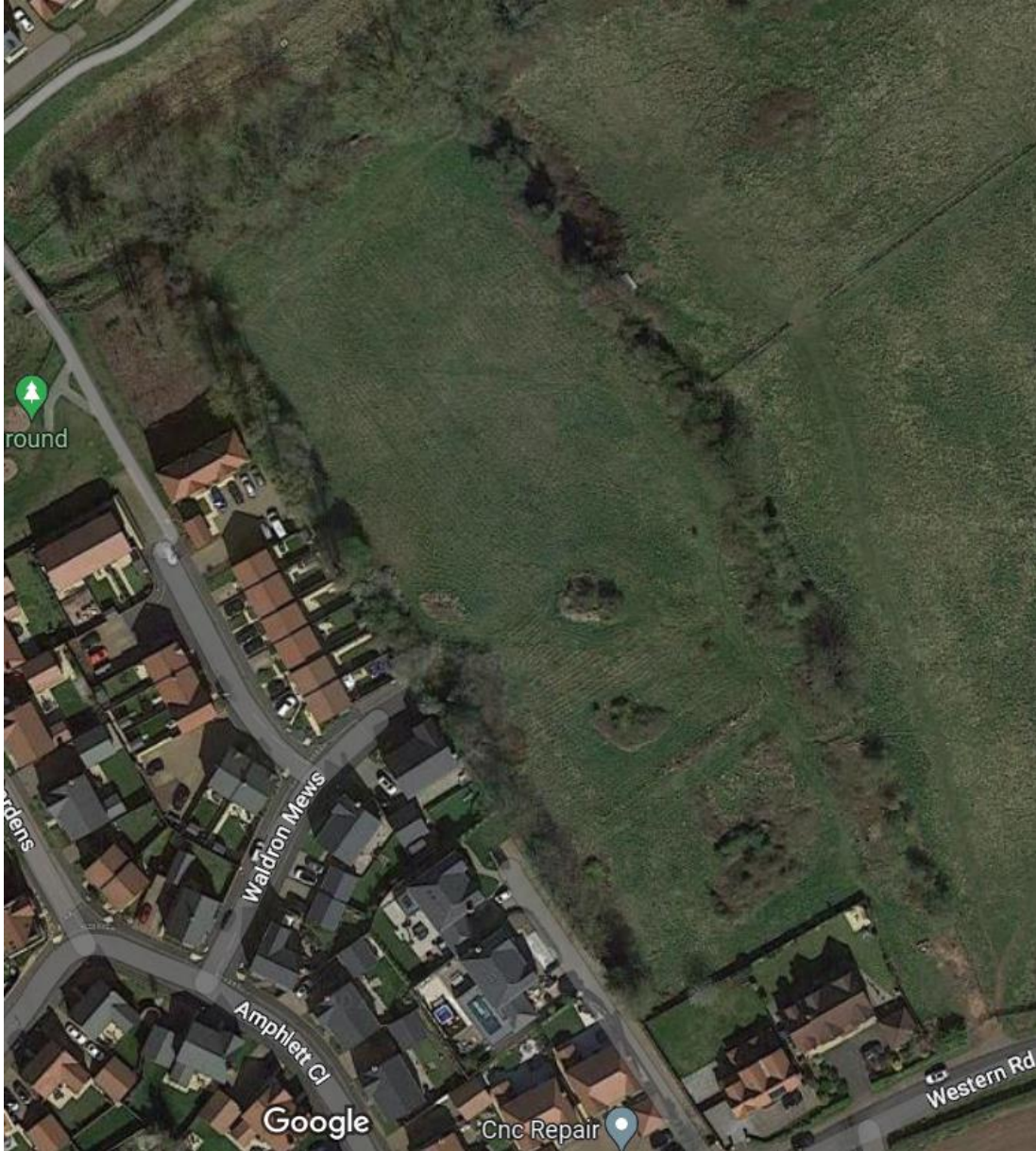
Approval of Reserved Matters relating to landscaping pursuant to outline planning permission 14/0408 (Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)).

Recommendation: That the Reserved Matter for Landscaping be granted subject to final satisfactory comments from the Arboricultural Officer.

# Site Location Plan





# Satellite View



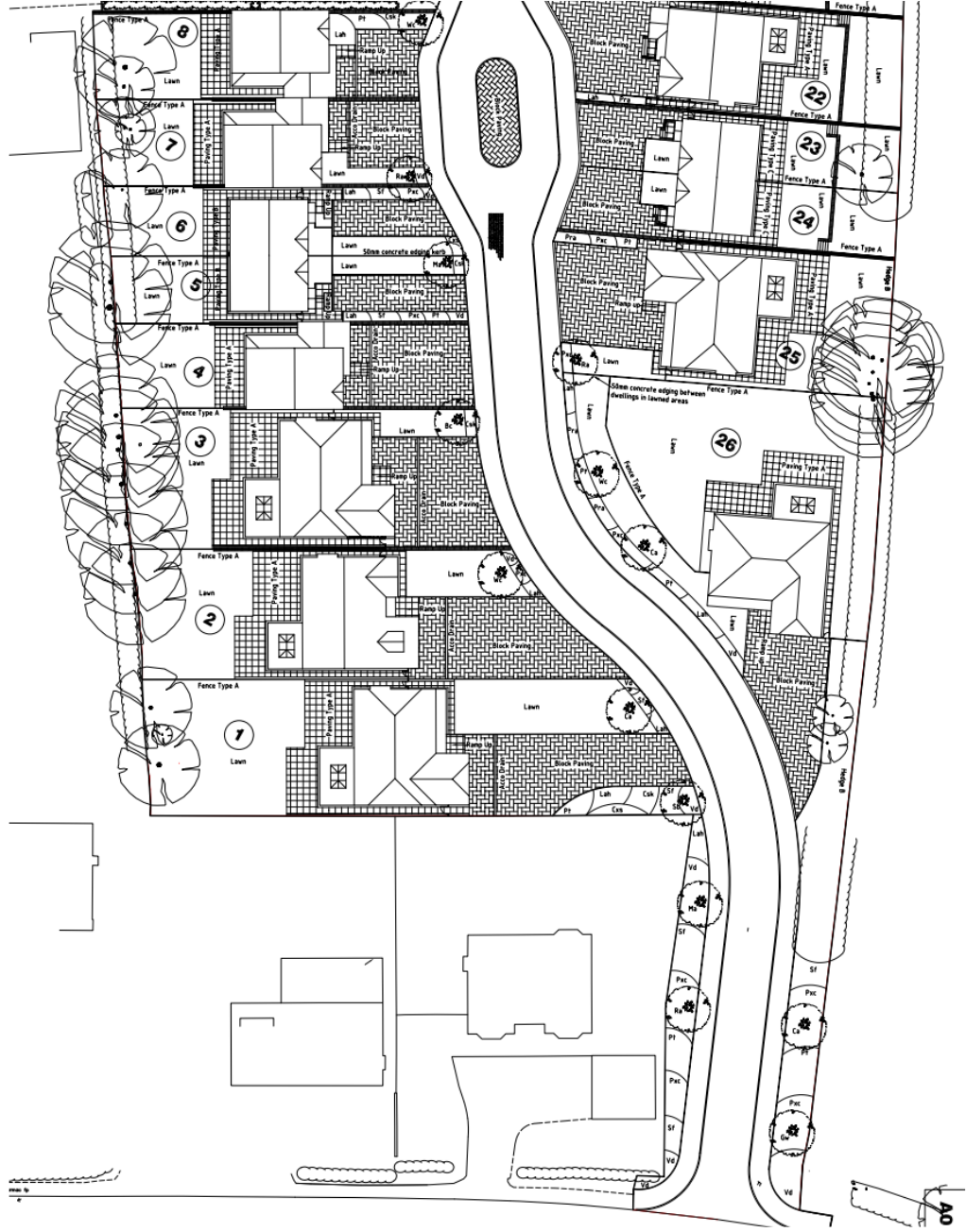
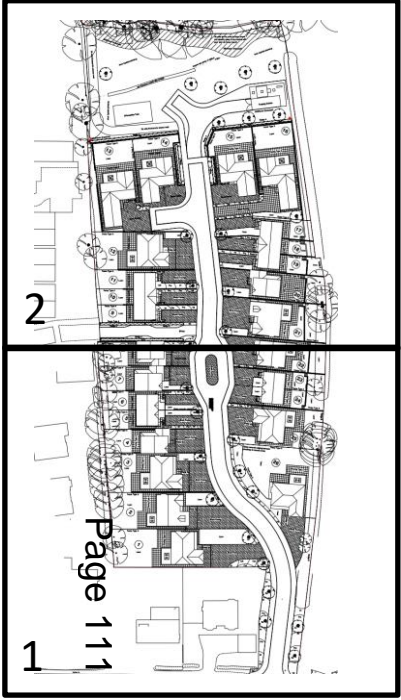
# Bromsgrove DC Local Plan Map



-  Residential Development Sites **BDP5A, BDP5B, RCBD1**
-  Green Belt **BDP4**

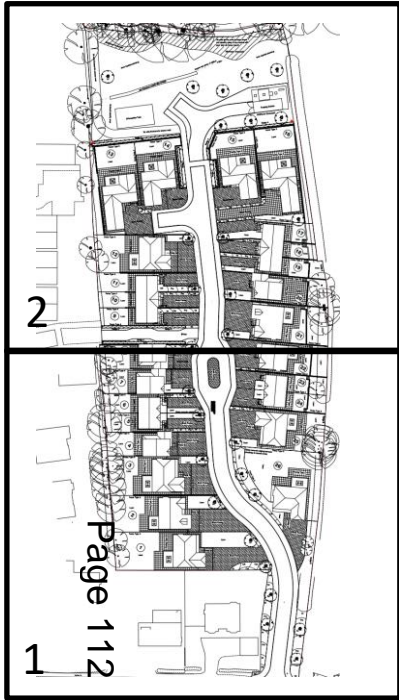


# Proposed Landscaping Plan (1)





# Proposed Landscaping Plan (2)



Agenda Item 8

# Agenda Item 9

| Name of Applicant | Proposal   | Expiry Date | Plan Ref.    |
|-------------------|--|-------------|--------------|
| Mr Rod Laight     | Single storey side extension<br>29 Brecon Avenue, Bromsgrove, B61 0TQ, | 13.03.2023  | 23/00053/FUL |

**This application is being reported to the Planning Committee because the applicant is a serving District Councillor.**

**RECOMMENDATION:** That planning permission be **GRANTED**

### Consultations

None required

### Publicity

2 letters sent 30/01/23 (expire 23/02/23)  
No responses received

### Relevant Policies

**Bromsgrove District Plan**  
BDP19 High Quality Design

### **Others**

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

### Relevant Planning History

|              |  |          |            |
|--------------|--|----------|------------|
| B/10699/1983 | Erection of side and rear extension to form dining room and enlarged kitchen and lounge. | Approved | 12.04.1983 |
|--------------|--|----------|------------|

### Assessment of Proposal

#### **Site description**

The application site is located on the western side of Brecon Avenue at the head of the cul-de-sac, situated within the residential area of Bromsgrove. There is an area of public open space to the rear of the site. The application property is a two-storey semi-detached dwelling that has been previously extended to the side and rear.

The application seeks permission for a single storey side ~~and rear~~ extension. The proposed extension would project off the side of the existing side extension, extending up to the northern boundary.

#### **Design**

The proposed extension is of a modest scale, with a pitched roof design and materials to match the existing dwelling. Whilst partly visible from street, the proposed would be set back towards the rear of the property and would therefore not appear visually prominent in the streetscene.

Overall, the proposed extension is considered to be sympathetic to the main house and would not harm the character of the street or local area.

The proposals are therefore considered to be acceptable in terms of design, in accordance with the Council's High Quality Design SPD and Policy BDP19 of the adopted District Plan.

## **Residential Amenity**

The proposed extension would be situated adjacent to the shared boundary with number 31 Brecon Avenue, approximately 2 metres from the side elevation. There is a boundary fence between the two properties in this location. There is a door within the side elevation of number 31 which provides access to a garage. Whilst close in proximity, the proposed extension is modest in scale and the garage is not habitable space. It is therefore not considered that the proposal would result in significant harm upon the residential amenity of the occupiers of 31 Brecon Avenue by way of overbearance or loss of light.

No responses have been received arising from the publicity process.

## **Conclusion**

Overall, the proposal is considered acceptable in accordance with Policy BDP19 of the Bromsgrove District Plan, the High Quality Design SPD, and the NPPF as set out above.

**RECOMMENDATION:** That planning permission be **GRANTED**

## **Conditions**

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

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

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

- Site location and proposed site plan as received 16.01.2023 - drawing number 663 01
- Proposed floor plans and elevations as received 16.01.2023 - drawing number 663 03

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

- 3) The development shall be carried out in accordance with the materials specified on the application form.

Plan reference

Reason: This is the basis on which the application has been considered and the Local Planning Authority would wish to be satisfied that any alternative materials were acceptable with regard to the appearance of the building within the setting.

**Case Officer:**

Fiona Flower Tel: 01527 587004 Ext 3098

Email: [fiona.flower@bromsgroveandredditch.gov.uk](mailto:fiona.flower@bromsgroveandredditch.gov.uk)



This page is intentionally left blank

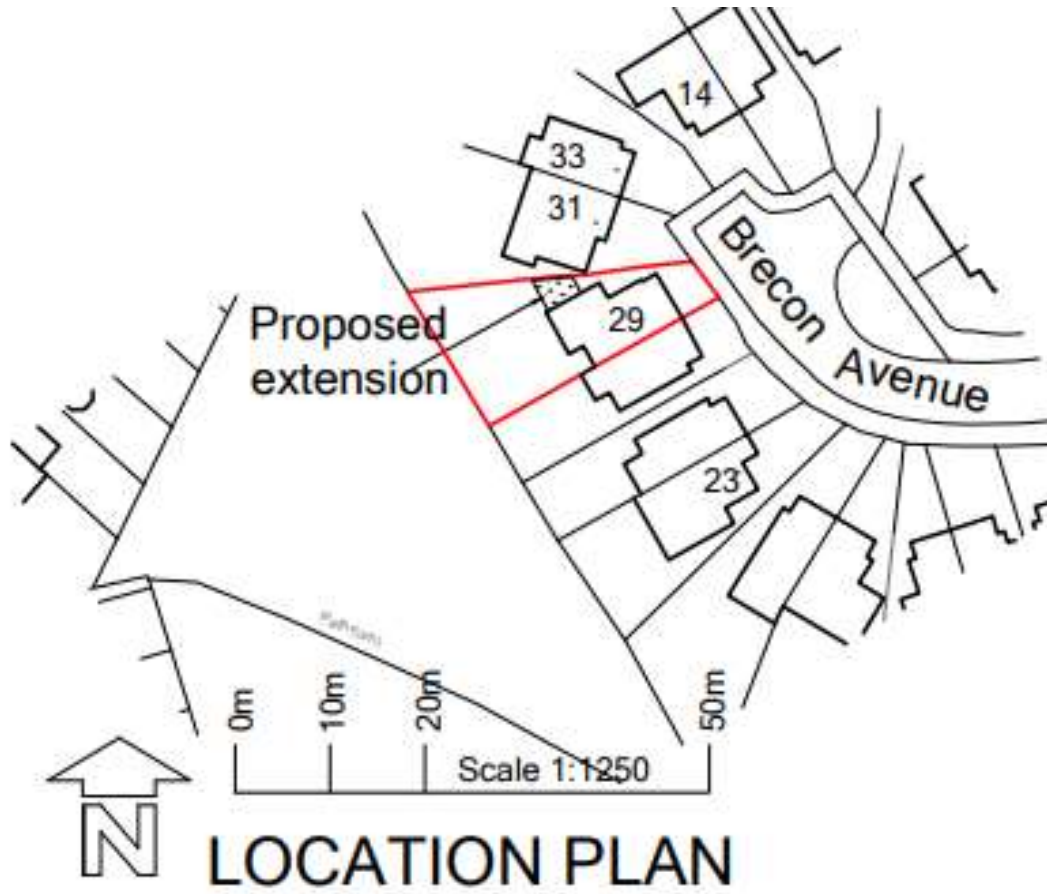
23/00053/FUL

Single storey side extension

29 Brecon Avenue, Bromsgrove,  
B61 0TQ

Recommendation:  
Grant subject to conditions

# Site Location



# Aerial View





# Front elevation

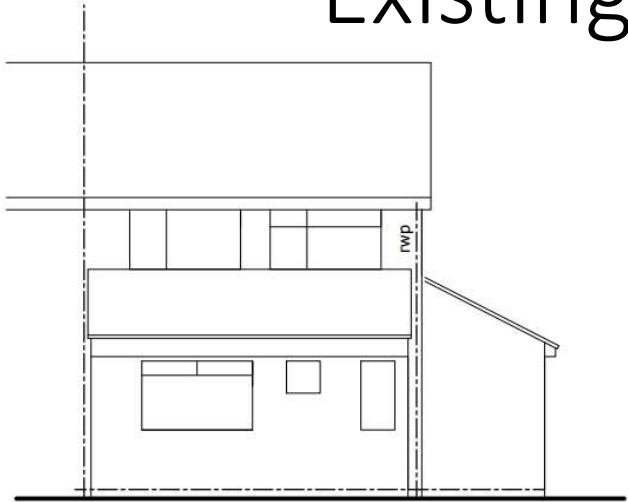




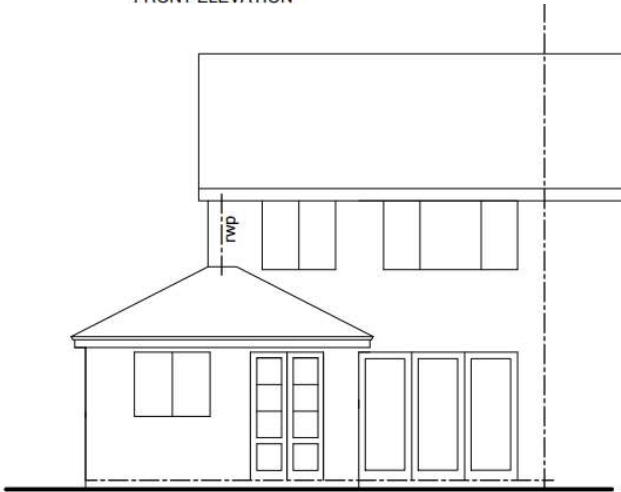
# Block Plan



# Existing Plans and Elevations



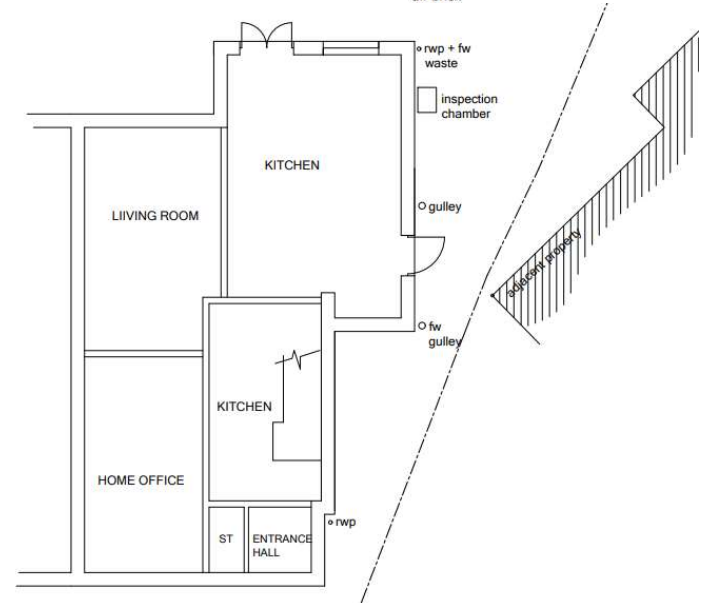
FRONT ELEVATION



REAR ELEVATION

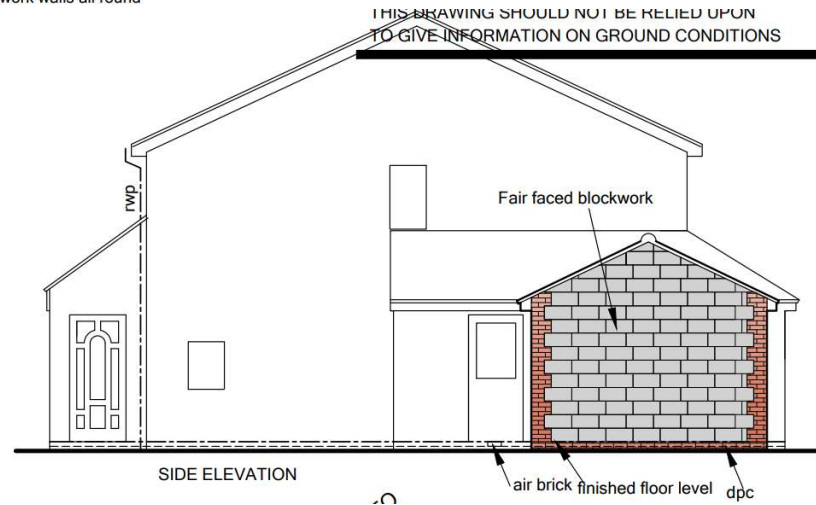
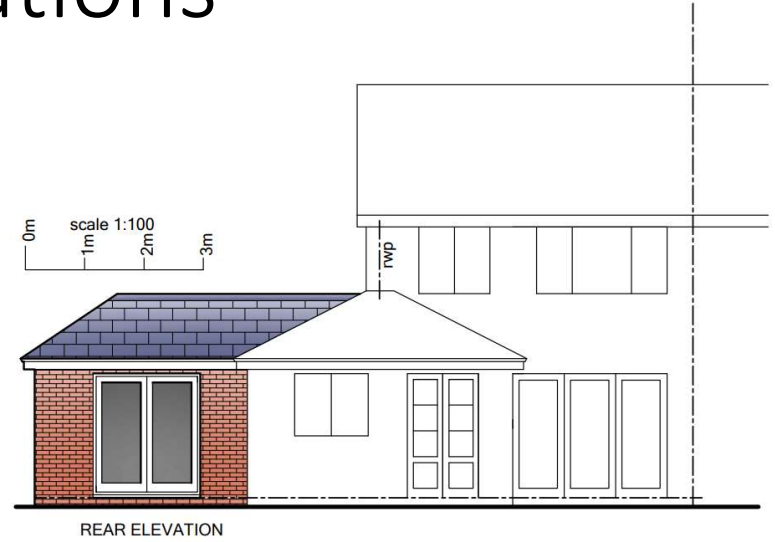
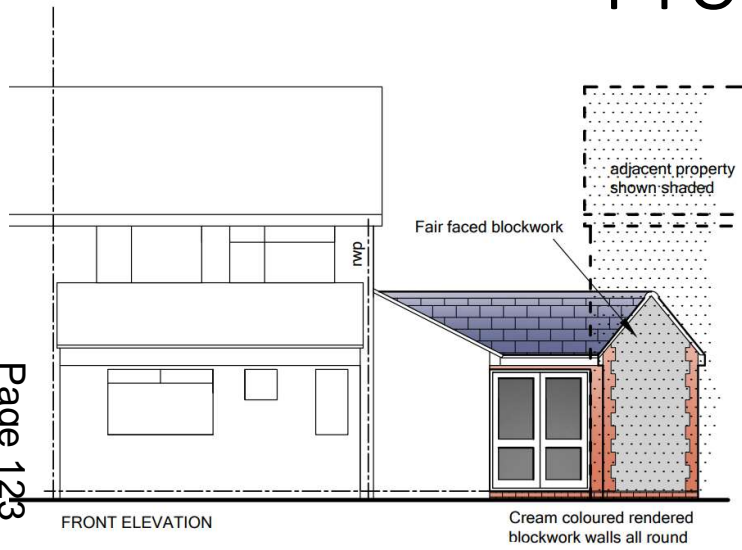


air brick



# Proposed Elevations

Page 123



# Proposed Floor Plans

