



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

TUESDAY 1ST AUGUST 2023

AT 6.00 P.M.

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

MEMBERS: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman), A. Bailes, S. J. Baxter, D. J. A. Forsythe, E. M. S. Gray, R. Lambert, B. McEldowney, J. Robinson, J. D. Stanley and D. G. Stewart

AGENDA

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

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 3rd July 2023 (Pages 5 - 20)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 22/01608/REM - Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions - 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Redditch BC - 22/01553/REM). Phase 6 Development Site Brockhill East,

Hewell Road, Redditch, Worcestershire - Persimmon Homes South Midlands Ltd (Pages 21 - 48)

6. 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 July 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**

**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 by 12 noon on Friday 28th June 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 Friday 28th June 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**
- 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.**



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Planning Committee
3rd July 2023

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 3RD JULY 2023, AT 6.12 P.M.

PRESENT: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman), A. Bailes, D. J. A. Forsythe, E. M. S. Gray, R. Lambert, P. M. McDonald (substituting for Councillor D. G. Stewart), S. R. Peters (substituting for Councillor C. J. Baxter), J. Robinson and J. D. Stanley

Officers: Mr. M. Howarth, Mr. A. Hussain (via Microsoft Teams), Ms. K. Hanchett, Worcestershire County Council, Highways, Mr. D. M. Birch, Ms. E. Darby, Mr. G. Boyes, Ms. S. Williams, Mr. S Edden, Mrs. P. Ross and Mr G. Day

It was noted that prior to the commencement of the meeting, that a member of the public, who had missed the deadline to register for public speaking, had requested that they be allowed to address the Committee; the request was declined at the discretion of the Chairman.

12/23

APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES

Apologies for absence were received from Councillors S. J. Baxter and D. G. Stewart, with Councillors S. Peters and P. McDonald in attendance as the substitute Members respectively.

An apology for absence was also received from Councillor B. McEldowney.

13/23

DECLARATIONS OF INTEREST

Councillor M. Marshall declared a Non-Pecuniary Interest in relation to Agenda Item No.6 – 21/01626/REM Land at Perryfields Road, Bromsgrove, having been advised about previous public statements he had made with regards to this application. Councillor M. Marshall was asked to leave the meeting room for the duration of this item and took no part in the Committee's consideration nor voting on this matter.

Councillor J. Robinson declared in relation to Agenda Item No.6 – 21/01626/REM Land at Perryfields Road, Bromsgrove; and in doing so explained that he was due to commence a new job with National Highways, who were one of the consultees on this application.

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Councillor J. Robinson remained on the Committee for the consideration of this item.

Councillor A. Bailes declared a Disclosable Interest in relation to Agenda Item No.6 – 21/01626/REM Land at Perryfields Road, Bromsgrove, in that he had previously represented Whitford Vale Voice at the non-determination appeal. Councillor A. Bailes left the meeting room prior to the consideration of this item and took no part in the Committee's consideration nor voting on this matter.

14/23

MINUTES

The minutes of the Planning Committee meeting held on 5th June 2023, were received.

Councillor A. Bailes asked for the following amendments: -

Page 6, typographical error, refuse and not efuse.

Page 8, paragraph be amended to read: -

'Members further questioned delivery and service, as they had some concerns that delivery and service vehicles accessing the site might park on the highway if there was not enough room for them on the site.'

RESOLVED that, subject to the amendments, as detailed in the preamble above that the minutes of the Planning Committee meeting held on 5th June 2023, be approved as a correct record.

At this stage in the meeting, the Chairman announced a change to the running order of the agenda.

15/23

UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING

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

All Members agreed that they had received and read the Committee Update.

16/23

23/00511/FUL -CHANGE OF USE TO A MIXED USE VENUE AND PUBLIC HOUSE.THE DODFORD INN PUBLIC HOUSE, WHINFIELD ROAD, DODFORD, WORCESTERSHIRE, B61 9BG, MR. B. WYATT

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

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Officers presented the report and in doing so, informed the Committee that the application was for a change of use to a mixed use venue, as a Public House and events venue to hold Civil Ceremonies.

Officers drew Members' attention to the additional comments received from Dodford with Grafton Parish Council; and the four additional Conditions as requested by Worcestershire County Council (WCC) Highways, as follows: -

Cycle parking
Electric vehicle charging point
Accessible parking provision, and
Motorcycle parking provision

as detailed in the published Committee Update, copies of which were provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers presented the presentation slides, as detailed on pages 162 to 166 of the main agenda report.

Officers referred to both the District Plan under Policy BDP15 Rural Renaissance and the National Planning Policy Framework (NPPF), section 6 which sought to promote strong rural economies through sustainable growth and expansion of all businesses throughout rural areas, as detailed on page 156 of the main agenda report. The applicant had put forward this application to help sustain the existing pub, since it's closure during the Covid-19 pandemic.

No objections had been received from Worcestershire Regulatory Services (WRS) Noise. WCC Highways had raised no objections but had requested four additional Conditions, as referred to in the preamble above.

The proposal was considered appropriate development in the Green Belt, as detailed on page 156 of the main agenda report.

In conclusion the proposed use was of a similar nature to the existing use and was therefore not considered to cause any greater harm to the local community or local road network. In addition, the NPPF sought to promote strong rural economies, and for these reasons, officers were recommending approval.

At the invitation of the Charman, Mr. Myatt on behalf of the applicant addressed the Committee. Councillor R. Jennings, Chair of Dodford with Grafton Parish Council, addressed the Committee in objection to the application and the speech submitted by Councillor K. Taylor, Ward Councillor was read out by the Legal Advisor to the Planning Committee.

The Committee then considered the application, which officers had recommended be granted.

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In response to questions from Members, officers clarified that Licensing were consulted with on the application, but no comments had been received. Officers referred to the current licensing restrictions on the premises and that there were other powers and statutory controls to deal with noise nuisance. Officers further reiterated that WRS had raised no objections due to noise and that no formal complaints had been received by WRS.

Officers stated that the site benefitted from Permitted Development Rights, Part 4, Class A, whereby temporary buildings and structures could be used within a site on a temporary basis. This would however not allow for a permanent marquee as that would require planning permission. Officers further highlighted on the presentation slide, as detailed on page 164 of the main agenda report, where any temporary marquees would be sited, which was away from most of the residential properties and could only be up for a short period of time.

In response to questions from the Committee in respect of the number of people attending future events (140), and suitable car parking facilities and the potential for overspill car parking on the lanes; the Highways Officer stated that this proposal did not fall within WCC, Streetscape Design Guide parking standards, and therefore officers had assessed it on the level of parking provided, which was appropriate and acceptable for the use the applicant had stated.

Members asked if a Travel Plan was included.

The Highways Officer stated that they were in agreement with a Travel Plan Condition being included and apologised for one not being included, it was important that the staff could get there sustainably.

Officers further clarified that such a Condition, as detailed in the preamble above, could be included should Members be minded to approve the application.

The Council's Legal Advisor advised the Chairman that for clarity the Alternative Recommendation to include a Travel Plan Condition needed to be proposed and seconded.

On being put to the vote, it was

RESOVED that Planning Permission be granted subject to the following 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,
- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings,

- 3) The inclusion of a Travel Plan,
- 4) Cycle Parking,
- 5) Electric vehicle charging point,
- 6) Accessible Parking Provision, and
- 7) Motorcycle Parking Provision.

17/23

TREE PRESERVATION ORDER (6) 2023 LAND SIDE OF 41 HIGH HOUSE DRIVE, LICKEY, BROMSGROVE B45 8ET

The Committee considered a report which detailed proposals to confirm, without modification, Tree Preservation Order (TPO) (6) 2023, relating to Land Side of 41 High House Drive, Lickey, Bromsgrove, B45 8ET.

The Senior Arboricultural Officer asked for it to be noted that the relevant Portfolio Holder was Councillor Whittaker and not Councillor Sherrey, as shown in the report.

The Senior Arboricultural Officer provided a detailed presentation, and in doing so drew Members' attention to the recommendation, as detailed on page 7 of the main agenda report.

The officer further informed the Committee that the provisional order was raised on 7th March 2023, as detailed at Appendix 1 to the report, as a result of a tree surgery company attending the site having been instructed to fell the trees which were included within the TPO.

The officer referred to the letter received from Mr. Terence Sowerby, as detailed at Appendix 2 to the report. The officer referred to their comments in relation to the issues raised in objection by Mr. Sowerby, as detailed on pages 8 and 9 of the main agenda report.

The officer further informed the Committee that there was no evidence of Bleeding Canker disease in the crown and that trees could go into remission or recover from Bleeding Canker.

At the invitation of the Chairman, Ms. L. Sowerby, on behalf of the land owner, addressed the Committee in objection to TPO (6) 2023.

Members then considered the TPO.

Officers responded to questions from the Committee with regards to 'Amenity' and in doing so stated that they believed that many people walked to High House Drive to enjoy the view, there was no long survey evidence, but he had visited the site and had witnessed people using it. High House Drive was not a gated entrance. As detailed in the report, High House Drive served 32 properties and Lickey Hills Primary and

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Nursery School; and many people took advantage of the view. The officer had during his presentation referred to the 13 emails received in support of the TPO, as detailed on pages 17 to 32 of the main agenda report.

Should the tree become diseased, the TPO would not prevent work being carried out on the tree, written consent would be needed from the Council for sympathetic work to the tree to be carried out.

On being put to the vote, it was

RESOLVED that provisional Tree Preservation Order (6) 2023, relating to Land Side of 41 High House Drive, Lickey, Bromsgrove, B45 8ET, be confirmed without modification and made permanent, as raised and shown at Appendix 1 to the report.

18/23

21/01626/REM - RESERVED MATTERS APPLICATION OF PHASE 1, 149 RESIDENTIAL UNITS ON LAND ABUTTING STOURBRIDGE ROAD/PERRYFIELDS ROAD, WHICH IS IN LINE WITH THE OUTLINE PLANNING PERMISSION FOR 1,300 DWELLINGS (APPLICATION REFERENCE 16/0335) ALLOWED AT APPEAL UNDER REFERENCE APP/ P1805/W/20/3265948. THE RESERVED MATTERS APPLICATION SEEKS CONSENT IN LINE WITH CONDITION 1 FOR DETAILED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT, AND SCALE.LAND AT, PERRYFIELDS ROAD, BROMSGROVE, TAYLOR WIMPEY UK LTD

Officers clarified that the Reserved Matters Application was deferred at the Planning Committee meeting held on 3rd April 2023 for Planning Committee Members to carry out a Site Visit, in order to consider the footpath crossing at Perryfields Road. The Site Visit had taken place on 27th June 2023.

Officers informed the Committee that Outline Planning Permission was allowed at appeal, as detailed in the report. This also included the external access arrangements from the Kidderminster Road and Stourbridge Road.

This Reserved Matters Application was for Phase 1 of the site, for 149 dwellings and included 42 affordable housing units. Officers reiterated that the Reserved Matters Application was for detailed matters of appearance, landscaping, layout and scale, as detailed on page 47 of the main agenda report.

Officers presented the presentation slides, as detailed on pages 58 to 83 of the main agenda report. The scheme showed the road meandering through the site.

Provision of informal open space would be in the form of a multi-functional green and blue infrastructure corridor providing a variety of plant species and incorporating a sustainable drainage system adjacent

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to Battlefield Brook. With a smaller informal non-equipped open space area also proposed next to Perryfields Road.

The Access & Movement Parameters Plan showed the main movement route corridor, with the exact route to be agreed. The Inspector referred to the potential spine road in the Appeal decision and its intention to run through the site and be designed for speeds of 20mph to create an environment conducive to cycling and walking. It became apparent on this particular reserved matters application that a speed limit of 20mph would not be achieved on this indicative spine road. Therefore, negotiations had taken place to address this, and this had resulted in a layout that now showed the route meandering through the site to provide in built traffic calming measures in order to achieve the potential speed limit.

Officers referred to the Parameters Plans Access and Movement outline application presentation slide, and in doing so stated that the route was very similar to the outline application and highlighted where it had been altered. Worcestershire County Council (WCC), Highways and Mott MacDonald supported the scheme.

Issues had been raised in respect of connectivity especially with Perryfields Road. Following negotiations, it was considered that a more direct link to Perryfields Road should be provided.

Officers further referred to the removal of hedgerow, as detailed on pages 43, 50 and 51 of the main agenda report.

The proposed layout had been subject to Independent Road Safety Audits (RSA).

Officers further referred to the Street Scenes and sample of house type slides, as detailed on pages 66 to 83 of the main agenda report.

At the invitation of the Chairman, Mr. J. Gerner on behalf of The Bromsgrove Society addressed the Committee in objection to the application. Mr. G. Dallas also addressed the Committee in objection to the application; and Ms. H. Martin, Senior Planner, Stantec, addressed the Committee on behalf of the applicant.

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

Members commented that it had proved useful to carry out a Site Visit and had listened to the concerns raised by the public speakers. Councillor E, Gray stated that she knew the area very well and had looked at all of the paperwork provided, and she had a number of questions with regard to the wriggle road and why a straight road could not be kept and made a road safety road with speed limits of 20mph. Therefore, keeping people away from Broad Street and Crabtree Lane. Councillor Gray further stated that she had no objections to the houses

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being built but we appeared to be putting the needs and safety of future residents in these dwellings above the people in nearby streets. Mott MacDonald had stated in the report that monitoring of trip patterns in the Travel Plan are observed that differ significantly to those that were predicted. This in her opinion would be too late, as Phase 1 would be built. Therefore, something should be designed, from the outset, that was going to work, and she would like to see the original spine road reinstated and that this was something that residents in Sidemoor would ask for.

Officers stated that Members were tasked to consider the proposal as presented and not what could be.

Councillor Gray further commented that there were already issues with speeding and heavy traffic on Perryfields Road, hence a pedestrian crossing being installed.

In further response to Councillor Gray, Mr. G. Nock, Mott MacDonald stated that he had listened carefully to the public speakers and the concerns raised by Councillor Gray. Mr. Nock highlighted that care and attention was needed when balancing quite a few factors. With balancing any sections of a highway and layout in detail, there were four principle considerations: -

- Maintaining safety for all users.
- Maintaining functionality.
- Ensuring that the section of the highway that will serve 150 dwellings was adopted by WCC, Highways in perpetuity.
- Principle set by the Planning Inspectorate regarding the road to be designed for 20mph speed; and was also conducive to walking and cycling.

Balancing all of these was not an easy task, so it was balancing it in the most appropriate way. There were levels of undulation and by applying twists and turns to the road we find better compliance with the 20mph requirement; and it becomes self-enforcing. The layout conformed with the Planning Inspectorate and independent Road Safety Audits had been carried out. WCC Highways and Mott MacDonald considered what was before Members to be acceptable in planning terms.

Councillor S. Peters raised further questions with regard to the concerns raised by The Bromsgrove Society and in doing so commented that whilst understanding the need for the serpentine route to be adopted, that there would still be through traffic onto the Kidderminster Road and Stourbridge Road, and using this new spine road was totally unrealistic and most unfair to the residents of the new development to have traffic meandering through the estate.

In response Mr. G. Nock further stated that at a point in time we would see a new route connecting north / south, a public route open to all traffic. With regards to the concerns raised with vehicles meandering

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round the bends, vehicle tracking had been undertaken and provided with the application which showed that larger vehicles (including refuse vehicles and buses) could navigate that section of the spine road in a safe and uniformed complied matter. He could not comment on the amenity impact but on a highway perspective that was supported.

Members raised further questions and concerns as summarised below: -

- Why was this section of the spine road now meandering, why did the rest of it not need to be meandered? If you look at other things that WCC Highways were doing in Bromsgrove to make roads 20mph, there were other things to make roads 20mph. Why was it absolutely essential that this section had to be meandered, when other methods could be used that were being used elsewhere.
- If officers were sure that Phase 1 was correct, wasn't it more convoluting when you get to Phase 2, why was all of Perryfields Road being closed off. Surely two convoluting routes, with traffic calming methods, would benefit the residents in all of the areas.
- Cannot understand why you do not stick with the original straight route and keep Perryfields Road open, therefore dividing the traffic between two routes.

In response Mr. G. Nock, clarified that with regard to the first phase they were working with quite a few linear constraints, there were less linear constraints on other sections of highway, but not on Phase 1. Should each of these parcels be part of any future reserved matters applications, it would be for Members to decide. He did not believe the decision before Members tonight was with regards to the 'stopping off' of Perryfields Road; as this had already been determined by the Planning Inspectorate. The first section of 150 dwellings and the parameters looked at were maintaining functionality and safety and ensuring that this part of the highway could be adopted in perpetuity by WCC, Highways had been considered and had been verified by Mott MacDonald as the Council's transport consultant.

Councillor P. McDonald stated that it would seem to him that the years we had been looking at this site, if we were going to pass anything or accept anything, we needed to get it right and we had to listen to local people who lived in the area. The previous proposal was certainly better than this one, so we are not going to get it right if we accept this tonight.

Officers clarified that the outline application had been approved through the appeal process and it set the parameters for this allocated site. Members were being tasked to make a decision on the acceptability on this site, the access route through the site, the house types and design and setting of those dwellings.

Following on from this some Members commented that they could not agree with the 'stopping off' of Perryfields Road and by imposing this on

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the new residents of Phase 1, was unacceptable for the people who would be living there.

Officers stated that the information from WCC Highways and Mott MacDonald did not refer to the stopping up of the road, Members needed to be aware of this.

The question of what other methods were looked at was raised again, for example - islands and speed bumps.

Mr. G. Nock reiterated that the appropriate levels of horizontal design, in a residential area, were in accordance with the design guide and would be adopted by WCC Highways to be maintained in perpetuity. The Road Safety Audit had also considered it to be acceptable.

The Highways Officer informed the Committee that the design before Members fully accorded with their adopted Streetscape Design Guide and it also allowed the road to be adopted by WCC Highways. Some of the roads referred to by Committee Members were existing roads, being retro fitted and were not new roads, which were assessed under WCC Streetscape Design Guide. Therefore, WCC Highways had deemed it acceptable, as had the Council's independent consultants. There were no reasons to refuse on highways grounds.

The Chairman drew Members' attention to the Recommendations, as detailed on pages 55 and 56 of the main agenda report, and in doing so asked for a Proposer for those Recommendations.

Officers stated that in the absence of a Proposer, did Members want to follow a different Recommendation, as officers did not have any reasons for refusal.

The Council's Legal Advisor commented that Members should not be confused with what had been agreed in the outline application by the Planning Inspectorate, Members were being asked to determine the Reserved Matters application as presented. The feeling they were getting was that Members were looking at going against the officer recommendation; and if that was the case, a Proposer and Secunder was required along with clear and precise planning reasons for refusal.

In response to Members suggesting returning to the original spine road and looking at alternative traffic calming methods; officers reiterated that Members needed to consider and make a decision on the application before them tonight.

In response to the Chairman, the Highways Officer stated that there was nothing more they could add. Members were being tasked to determine if the application before them was acceptable. Members had heard from WCC Highways and Mott McDonald that the application was acceptable.

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At this stage in the meeting, the Chairman commented it may be helpful if Members referred to the (laminated) information before them, 'Material and Non-Material Planning Considerations.'

Members then stated that the meandering would have a design and visual impact that would not be acceptable.

Officers commented that this was not what they had heard from Members during the course of the meeting. Members had expressed concerns with regard to highway issues and not visual impact.

Councillor E. Gray referred to the 'Material and Non-Material Planning Considerations' and in doing so stated, that the design was flawed and had a cumulative impact on the surrounding areas, which was unacceptable. There would be highway impact on the surrounding areas and impact on the residents who already lived there, resulting in cumulative impact with speed and increase in traffic on the other roads.

Officers clarified that it was never going to be a straight road, but the only real change was the meandering to Phase 1 only.

The Council's Legal Advisor commented that Members were putting forward a highways ground for refusal. The difficulty was that WCC Highways and Mott MacDonald had both said that the application was acceptable. Should, this then go to appeal the Inspectorate would expect to see technical evidence supporting Members reasons for refusal.

The Chairman asked if the Alternative Recommendation was still for refusal, as proposed and seconded.

The Council's Legal Advisor took the opportunity to further address the Committee and in doing so, stated that Members needed to be clear on the reasons for refusal, the impact on the highway and what would cause that impact.

Councillor E. Gray emphasised that it was all around the area, not just the new residents. Whilst you were slowing traffic down to 20mph, the traffic would end up on other roads, which were already congested. A new road going from A to B was being looked at, the whole of the area and the cumulative impact the design would have has not been considered. It was a congestion and a quantity issue. Plus, the size of the vehicles that Members witnessed, on the Site Visit, going down that road. Speed restrictions could be introduced on other roads.

In response the Highways Officer informed the Committee that the cumulative impact of the development traffic had been assessed and taken into account at the outline stage. The spine road was never straight. The cumulative impact on the wider network with a 20mph spine road going through the site had been assessed and deemed acceptable by the Inspectorate at appeal.

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Councillor J. Robinson questioned again what other options had been looked at as evidence.

Mr. G. Nock referred to the four principles he had highlighted during the course of the meeting with regard to balancing the constraints on site, the requirement of speeds of 20mph, the functionality and road safety element, with safety being paramount. The residual and cumulative impact, with reference to those being severe on congestion was considered by the Inspectorate. And that any unacceptable impact outside of this reserved matters application was also considered as part of the outline application by the Inspectorate.

Councillor J. Robinson raised the question again if other options had been looked at / examined and why this was the best option being put forward, he had not seen any evidence that other options had been looked at / examined. Without this information he could not be assured that this was the safest route and therefore, without this information, he was unable to make the best decision on this application.

Officers stated that Members needed to make a decision on the scheme in front of Members, and whether it was acceptable or not.

The Council's Legal Advisor further clarified that the Members reasons for refusal were on highways grounds and that they disagreed with the officer recommendation; on the basis that Members were concerned that the current proposal would result in congested vehicle movement and would have an impact on that road.

On being put to the vote on the Alternative Recommendation, it was

RESOLVED that the Reserved Matters application be refused, for the reasons as detailed in the preamble above, with officers determining the final wording.

19/23

23/00429/FUL - PROPOSED DWELLINGHOUSE, 32 LICKEY SQUARE, LICKEY, BIRMINGHAM, WORCESTERSHIRE, B45 8HB, MR. D. JONES

Officers informed the Committee that this was a full application to erect a new dwelling on the site of a previously approved dwelling, which was granted planning permission on planning applications 21/00312/FUL and 22/00978/FUL, as detailed on page 89 of the main agenda report. The access of the development would be by means of the access approved under the earlier consents, as detailed in the preamble above.

The Ward Councillor, Councillor B. Kumar had also requested that the application be determined by Planning Committee Members.

As set out in the report planning permission was granted for a detached dwelling in this location in July 2021 and in February 2023.

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Officers clarified that the current application was deferred at the Planning Committee meeting held on 5th June 2023, in order for Planning Committee Members to carry out a Site Visit. The Site Visit had taken place on 27th June 2023.

As detailed in the report the principle of the development including its means of access from Lickey Square had been established and it was only necessary to compare the respective detailed changes between the current proposal and the extant approvals in terms of siting and appearance; and to consider if the current application was acceptable or not.

Officers presented the report and the presentation slides, as detailed on pages 100 to 119 of the main agenda report. Officers drew Members' attention to the following slides: -

- Site layout as approved under applications 21/00312/FUL and 22/00978/FUL
- Composite site plan
- Boundary to 16 The Badgers
- Elevations as approved under ref 22/00978/FUL
- Proposed Elevations
- Visibility splays

As stated in the report the proposed dwelling had been rotated clockwise via its south-west corner by approximately 18 degrees.

Members would have noted from the Site Visit the hedgerow that obscured visibility. The applicant was aware that the hedgerow needed to be repositioned in order to create the required visibility splay. Officers referred to Condition 13, as detailed on page 97 of the main agenda report; and stated that the visibility splays were achievable.

Officers further stated that presumption in favour of sustainable development therefore applied in accordance with Paragraph 11(d) of the Framework. In this case, Paragraph 11 (d) ii commented that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole.

Officers were satisfied that the proposed development would not result in any adverse impacts which would significantly and demonstrably outweigh the benefits of the application; having regards to the contribution the proposed development would make towards addressing the current significant housing shortfall.

At the invitation of the Chairman, Mr. P. Ollis addressed the Committee in objection to the application.

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Councillor B. Kumar also addressed the Committee, on behalf of Lickey and Blackwell Parish Council and as Ward Councillor, in objection to the application.

The Committee then considered the Application, which Officers had recommended that planning permission be granted.

Members commented that the Site Visit was useful.

Councillor A. Bailes asked questions with regard to the size, mass, gross floor area (GFA), footprint and maximum height of all three dwellings, as shown on the Composite site plan slide, as detailed on page 104 of the main agenda report.

Officers commented that they would ask Members seeking such clarification to refer their questions to officers before the Committee meeting; as officers did not have such information to hand. However, officers referred to the dimension information as detailed on page 90 of the main agenda report; which detailed 'The proposed development', page 116 of the main agenda report the 'Proposed Elevations' presentation slide and page 104 of the main agenda report the 'Composite site plan' presentation slide.

Councillor A. Bailes stated that the access plans did not show any form of detail and therefore questioned the access road into the site from Lickey Square and in doing so referred to the Worcestershire County Council (WCC) Streetscape and Design Guide, which required a minimum width of 15 metres into the site, so that the access was safe and that two vehicles could pass each other.

Officers referred to page 102 of the main agenda report and stated that the access road to the dwelling was wide enough for two vehicles to pass.

Councillor A. Bailes further questioned the 15 metres access into the site and that there was no specific information supplied, therefore he could not be sure that it was compliant.

The Highways Officer apologised and stated that this was exactly the information they should have been included in their consultation response, however, officers would assure the Committee that it did meet the minimum requirements within the WCC Streetscape Design Guide.

Councillor A. Bailes referred to page 119 of the main agenda report, which showed an encroachment between the solid line and the dotted line, which was noted during the Site Visit. The encroachment area was full of trees and hedges and therefore the visibility could not be met. The land was in third party land, so could Members have an undertaking by WCC Highways that the encroachment would be cleared to assure the visibility splay.

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The Highways Officer stated that she would absolutely give this undertaking and then further responded to Councillor A. Bailes; and confirmed that with regard to the TPO protected trees, that none of the TPO trees were within the visibility splay. Members were further informed that with regard to third party land, that a Condition would be applied to this planning permission requiring the applicant to provide the visibility splay, so it would be a requirement for the applicant to clear the land.

With regard to further assurance that the TPO protected trees were not included within the encroachment area and comments made by one of the public speakers and information received by Members prior to the Site Visit; officers referred to page 3 of the Committee Update. The Committee Update detailed an additional representation in respect of visibility splay drawings and the officer's response. A copy of the Committee Update was provided to Members and published on the Council's website prior to the commencement of the meeting.

RESOLVED that Planning Permission be granted, subject to the Conditions as detailed on pages 94 to 98 of the main agenda report.

20/23

23/00566/FUL - TWO NEW DETACHED DWELLINGS ON THE SITE OF TWO APPROVED DWELLINGS (EXTANT CONSENT REF 19/01388/FUL) USING THE PREVIOUSLY APPROVED ACCESS DRIVEWAY, LAND TO THE REAR OF 34 AND 36 LICKEY SQUARE, LICKEY, BIRMINGHAM, B45 8HB, MR. M. FRANCIS

The Ward Councillor, Councillor B. Kumar had requested that the application be determined by Planning Committee Members.

An additional representation from an existing contributor in respect of visibility splay drawings, TPO protected trees and inadequate separation and the officer's response was detailed on page 4 of the Committee Update. A copy of which was provided to Members and published on the Council's website prior to the commencement of the meeting.

Officers informed the Committee that the application was for two detached dwellings on the site of two approved dwellings (extant consent ref: 19/01388/FUL), using the previously approved access driveway.

Planning Committee Members had carried out a Site Visit on 27th June 2023.

Officers highlighted that means of access had been established under the extant consent (ref: 19/01388/FUL), and that it was only necessary to compare the respective detailed changes between the proposal and the extant approval in terms of siting and appearance whether the current application was acceptable.

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Officers drew Members' attention to the presentation slides, as detailed on pages 136 to 152 of the main agenda report.

Officers further stated that presumption in favour of sustainable development therefore applied in accordance with Paragraph 11(d) of the Framework. In this case, Paragraph 11 (d) ii commented that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole.

Officers were satisfied that the proposed development would not result in any adverse impacts which would significantly and demonstrably outweigh the benefits of the application; having regard to the 5 year housing land supply. The application had been assessed on its merits.

At the invitation of the Chairman, Mr. P. Ollis addressed the Committee in objection to the application.

Councillor B. Kumar also addressed the Committee, on behalf of Lickey and Blackwell Parish Council and as Ward Councillor, in objection to the application.

Members commented that the Site Visit was very useful in order to visualise the site.

In response to questions from Members, officers confirmed that the separation distances complied with the Council's High Quality Design SPD. Officers referred to the presentation slide 'Proposed Elevations Plot 1', as detailed on page 146 of the main agenda report; and in doing so clarified that Plot 1 would be dug down and sit below ground level, but would be two storey, with the basement sitting below ground level.

RESOLVED that Planning Permission be granted, subject to the Conditions as detailed on pages 131 to 134 of the main agenda report.

The meeting closed at 9.00 p.m.

Chairman

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Persimmon Homes South Midlands Ltd	Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Redditch BC 22/01553/REM). Phase 6 Development Site Brockhill East, Hewell Road, Redditch, Worcestershire		22/01608/REM

RECOMMENDATION: That the Reserved Matters Layout, Scale, Appearance and Landscaping be granted subject to conditions.

Consideration and Determination of Cross Boundary Application

Two identical applications have been submitted, which include land within two LPA boundaries (Bromsgrove and Redditch).

The consideration of the impacts of a development proposal is not altered by political boundaries and cannot be considered in isolation. Members need to consider the application as a whole, (not just that part of the development within its own administrative boundary) and come to a decision based upon that consideration. However, Members will only be determining the application in so far as it relates to the administrative boundary of Bromsgrove. For reference, this relates to land extending from the approved phase 4, through the area shown for phase 5 (which has not been submitted at this time). The proposed housing and green infrastructure are within the Redditch BC boundary.

The Redditch reserved matters application was considered at the Redditch planning committee on Wednesday 12th July and was approved subject to conditions.

Consultations

Tutnall And Cobley Parish Council

No comments received.

Worcestershire Archive and Archaeological Service

No objection

Conservation Officer

No objection

North Worcestershire Water Management

No objection, subject to drainage strategy plan

WRS - Contaminated Land

WRS have no adverse comments to make for contaminated land, tired investigation condition from the hybrid is still relevant, no objection subject to an Import of soil and soil forming materials condition.

WRS - Noise

No objection

Housing Strategy

No objection

Highways Redditch

No objection subject to condition

- Internal Site Access
- Highway and Transport Layout
- Site Layout
- Shared Use Pedestrian/ Cycle Path
- Residential Parking Provision
- Cycle parking (condition not required as this duplicates condition 37 of the Hybrid permission)

Waste Management

No objection

Arboricultural Officer

No objection subject to the tree protection measure set out in the FPCR Environmental and Design Ltd dated 2022.

Public Consultation Response

174 letters sent 20th December 2022

Site notices displayed 21st December 2022

Press notice published 30th December 2022

3 representations received raising the following issues:

Concern regarding site access/traffic/highway safety

Insufficient internal road network

Insufficient parking

Insufficient trees

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

Relevant Policies

Bromsgrove District Plan

RCBD1: Redditch Cross Boundary Development

BDP1 Sustainable Development Principles

BDP3 Future Housing and Employment Development

BDP7 Housing Mix and Density
BDP8 Affordable Housing
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP22 Climate Change
BDP24 Green Infrastructure

Others

NPPF National Planning Policy Framework (2021) NPPG National Planning Practice
Guidance National Design Guide
High Quality Design Supplementary Planning Document (June 2019)

Relevant Planning History

The application site forms part of a larger site that was the subject of a cross boundary hybrid planning applications for the following proposal.

Hybrid applications 19/00976/HYB and 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works and an outline application (with all matters reserved with the exception of access) for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

This was approved at Bromsgrove Planning Committee on 1st February 2021 subject to the signing of s106 agreement. Following the signing of the s106 agreement, the Bromsgrove decision (19/00976/HYB) was issued on 1st November 2021.

The s106 agreement included the following contributions, highways (including bus service and infrastructure), education contribution on a per plot basis, off site open space contribution, Redditch town centre contribution, Bromsgrove and Redditch CCG Contribution and Worcestershire Acute Hospitals Trust.

The condition requirements to be addressed as part of the Reserved Matters submission include the following:

- Condition 6 requires the development to be carried out in accordance with the Framework Plan 8506-L-02 J and the principles described in the Design and Access Statement. Any Reserved Matter application shall include a statement providing an explanation as to how the design of the development responds to the relevant Design and Access Statement.
- Condition 7 requires an external materials plan.
- Condition 16 requires the specification, extent and methodology of cut and fill works.
- Condition 17 requires details of the finished ground floor levels.
- Condition 24 requires details of the hard landscaping.

- Condition 27 requires an Arboricultural Method Statement and Tree Protection Plan.
- Condition 28 requires details of the mix of type and size of market dwellings.
- Condition 29 requires a plan identifying the number and location of the affordable housing units.
- Condition 30: requires boundary treatment details.
- Condition 31: requires refuse storage details.
- Condition 37: requires details of cycle parking.

Other Planning History

- Phase 1 (2011/177/OUT): Mixed use development of 171 dwellings, public open space (no matters reserved) and outline application for 4,738 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 3rd October 2011.
- Phase 2 (2014/256/OUT): Mixed use development of 296 dwellings, play area, Community House and public open space and outline application for up to 3,100 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 29th March 2017.
- New School: (16/000007/REG3) New two-form entry First School with associated external areas including access road, hard play, grass pitches, forest schools area, and parking. County application planning consent was granted on 13th October 2016.
- Land at Weights Lane (2012/120/OUT) Mixed use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements. Planning permission was granted on 11th March 2014.
- Land at Weight Lane (reserved matters): (2015/265/RM) Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of conditions 5, 9, 15 and 16 of the outline application reference 2012/120/OUT. Planning Permission was granted 16th December 2015.
- Phase 4 (22/00255/REM). Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Redditch BC 22/00359/REM). Reserved Matters was granted 26th August 2022.

Assessment of Proposal

Site Description

The application site forms part of the Brockhill allocation, which is a greenfield site extending to circa 56 hectares and is irregular in shape, comprising heavily grazed improved grassland and large arable field parcels typically subdivided by fencing. The allocation site's boundaries extend adjacent to Brockhill Lane to the west, Weights Lane to the north, the Redditch/Birmingham railway line to the east, Phase I (Pointer's Way)

and Phase II (Meadow View) to its south, and Phase 3 and Phase 4 which are a continuation of Phase 2. These phases have been or are being built by Persimmon. A further phase by Bovis Homes is located off the Weights Lane roundabout. To the north of the application site, off Weights Lane, is an area of employment development known as Weights Farm Business Park.

This phase covers 15.5ha, with a total developable area of 3.4 ha, and will be sited within the context of the above. Within Phase 6, the site is covered by arable land / improved grassland, with trees present along the existing field boundaries. A TPO tree is situated at the centre. A gas main line crosses the site, requiring a 28m easement. The gas main will divide Phases 5 (reserved matters application yet to be submitted) and 6, with each scheme being set back the required distance to ensure safe onsite operations.

Proposal Description

Following the granting of the hybrid application for up to 960 dwellings, this application seeks consent for the Phase 6 Reserved Matters and the erection of 109 dwellings and associated works and infrastructure. All the proposed dwellings are within the Redditch BC boundary.

The principle of the proposed development (for up to 960 units) has been established through the granting of Hybrid permission 19/00977/HYB. Therefore, the issues for consideration by Members are limited to matters of layout (including internal vehicle access), scale, appearance and landscaping.

A total of 87 market homes are proposed to be provided across the site to provide 19 (22%), two-bedroom dwellings: 22 (25%), 3-bedroom dwellings, 36 (41%), four bed dwellings and 10 (11%) five bed dwellings.

The proposals include the provision of 22 affordable housing units, which equates to 20% of the total dwellings proposed. The affordable housing mix would provide 2 (9%) 1 bed units, 10 (45%) 2 bed units; 2 (9%) 3 bed units; and 2 (9%) 4 bed units. The mix is reflective of the requirements set out by the Housing Strategy Team. The affordable housing tenure is split between shared ownership (12) and affordable rent (10), These units would be provided in clusters across the whole of the site.

As part of the proposal, mostly 2 storey dwellings are proposed. However, there are also some 2.5 dwellings incorporating dormers.

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-
 - (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

For clarity, the issue of external access has already been determined and approved, so it is not included in the current application. While some proposed plans show the District Centre, this is for illustrative purposes only. It does not form part of this reserved matters application. Any proposal for a District Centre would be considered under a separate reserved matters application.

Phasing

The proposal relates to the sixth of eight phases proposed to complete the Brockhill development (phase five has not been submitted). The phasing of the development is reflected in the hybrid planning permission. A phasing plan has been approved as part of the discharge of conditions. A copy of this plan is included in the committee presentation.

Layout

The Phase 6 proposals have directly incorporated the ideas of the Framework Plan and Design and Access Statement into the layout. The proposed housing wraps around the District Centre (which does not form part of this application) and school, it is set in a generous area of open space and contains a green node/square at the centre.

The Illustrative Masterplan builds on the vision of the Framework Plan, suggesting where potential pedestrian access points could be located across the whole site. These points have been identified within Phase 6 and have been labelled on the layout to link the scheme with the school and District Centre, creating greater connectivity for pedestrians. New residents will also be near to a Local Area of Play (LAP), which lies east of the school and is shown on both plans. The LAP has been provided as part of an earlier phase of development.

For the safety and security of the new community, public areas such as the small central square and a larger area of public open space (POS) facing the ridgeline are overlooked by facing properties. Street lighting will be considered at a later stage of development, but the public square and main routes will be lit and signed as suggested in the DAS. The square will be a focal point for the scheme and provide a high-quality gathering space with opportunities for recreation and new planting.

The proposed layout is faithful to the masterplan from the outline approval, in its site planning strategy, in its density, and in its detailed layout. The proposal is in accordance with policy RCBD1. Overall, the proposed layout is considered to accord with policies BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Scale including Housing Mix and Affordable Housing Provision

The hybrid planning permission imposed planning conditions relevant to the scale of development. Condition 1 of the permission requires the scale of phases to be submitted and considered. The scale or quantum of development is fixed by condition 5 of the Hybrid permission, which limits development to 960 homes across all the phases of the site. Phase 3 approved 128 homes, Phase 4 approved 72, and Phase 6 proposes 109 dwellings.

The net density is 32 dwellings per hectare (dph), which is slightly lower than the surrounding phases (average 37 dph), but reflective of the larger properties included within the layout and the Charles Church ethos of creating desirable family homes set within rural-edge locations.

The developers have clarified that while there is a shortfall of affordable housing in this Phase of 11 dwellings, this shortfall will be made up in the next phases of the development. The applicant has provided an indicative affordable housing phasing plan outlining how this could be achieved through subsequent phases. This has been included as part of the presentation but does not form part of the proposed approved plans, as the phases are outside of the red line boundary for this application.

Firstly, the overall percentage of affordable housing on the hybrid site is set out in the s106 agreement therefore, it is considered there is sufficient control in place to ensure overprovision in future phases. Furthermore, it is important to recognise that where a development site is brought forward on a piecemeal basis (such as the phasing in this case), the Council should assess affordable housing targets for each part of the site on a pro-rata basis, having regard to the overall requirements generated by the whole site. Officers accept this approach with respect to the affordable housing provision for this phase and consider that the proposed development meets the development policies with respect to affordable housing requirements. The affordable housing tenure is split between shared ownership (12 units) and social rent (10 units). These units would be provided in clusters across the whole of the phased scheme. The Housing Officer has been consulted and agrees that the affordable housing provision, mix, and cluster arrangements within the layout are acceptable. In addition, there is a provision of 2 No. bungalows to address the housing needs of the elderly.

The DAS requires that building heights be primarily two storeys. This is reflected in the proposals, where primarily 2-storey dwellings mimic local character and occasional 2.5-storey dwellings provide interest and focal points along the street scene.

A range of terraced, semi-detached and detached properties are proposed to create an interesting and attractive setting with varying ridge heights. Two flats will also be delivered. To generate further appeal along the main and secondary roads, the provision and length of front gardens have been varied. Longer front gardens create a more open scene, whereas shorter gardens or frontage parking create a sense of enclosure.

In conclusion, it is considered the scale of development is acceptable, promoting a good quality design that responds appropriately to the character of the area, in accordance with policies RCBD1 and BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Furthermore, the scale of proposal is considered to comply with the relevant conditions imposed on the hybrid planning permission.

Appearance

The DAS stresses the importance of placemaking and responding effectively to local character. Critical to this will be the use of traditional building materials, particularly the use of colour and boundary details. While this will be consistent, with Phases 1-4 and the wider townscape of Redditch, Phase 6 also needs to contain a distinctive character and appearance that is representative of the Charles Church brand. To achieve this, details include:

- Two-tone red or orange brickwork with contrasting red brick banding
- Weber rough cast silver pearl Render
- Grey slate interlocking or anthracite roof tiles
- Front doors, garage doors, soffit, fascias, RWPs and rainwater goods to be black
- White uPVC windows

Homes will be of the 'Village Range', as opposed to the Traditional Range used on earlier phases. This means that properties in Phase 6 will have more characterful features, such as stone cills, rafter feet, additional detailing on windows (glazing bars) cills and detailing on brickwork. To ensure that the Phase is not incompatible with the wider scheme, black detailing (such as on front and garage doors) has been incorporated, as it has been on Phase 4. It is also important that Phase 6 not be discordant with the wider architectural style of Redditch. The DAS notes that these are largely 21st century properties constructed of traditional materials and that the scheme itself should provide a modern interpretation of this.

Phase 6 is in accordance with the above statement. As outlined, these are largely reflective of the surrounding traditional architecture and style but have additional detailing around the windows. As suggested in the DAS, some properties have a render and stone appearance, and corner properties (such as the Bamburg), have attractive side elevations that act as focal points throughout the scheme and provide natural surveillance.

All dwellings face onto the street, with articulation of corners achieved using distinctive materials, bays, and additional windows in habitable rooms, which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. Dual aspect units have been introduced to ensure all elevations make a positive contribution to the public realm and junctions.

To ensure the development is fully legible, boundary treatments will define public and private spaces. Where a boundary is facing a public space (i.e., road or open space), the treatment will generally consist of 1.8m high screen brick walls (to match individual plots), 0.7m high estate railings or 1.8m high pier and panel fencing. The boundary treatments for private spaces (i.e., gardens) will be 1.8m timber close board fences. The use of these

various treatments makes ownership clear and helps to prevent crime. This range of treatments is suggested in the DAS and will help to avoid the dominance of brick walls.

The material information provided to date is satisfactory. Overall, the appearance is considered acceptable and to be in accordance with policies RCBD1 and BDP19, Bromsgrove High Quality Design SPD and the NPPF.

Landscaping

The DAS, Framework Plan, and Illustrative Masterplan envision a vast amount of Green Infrastructure (GI) (approximately 57% of the total scheme) and a high-quality public realm. Within Phase 6, where over 77% (11.75ha) of the scheme falls outside of developed land. Full details of the soft landscaping proposals have been submitted as part of the RM application, these reflect the intentions of the DAS to deliver a range of landscape, biodiversity, recreational, and SuDS benefits; additional native tree, hedgerow, and shrub planting will be utilised to retain and enhance the existing GI network.

In relation to the landscaping around the proposed dwellings, to break up the street scene, street trees and other landscaping features will be included along the main street. This will also provide an attractive route through the scheme. Trees will be used within the private curtilage of some properties to provide structure and create privacy for the residents. Different species and sizes will be used to define the character areas and street hierarchy. A mixture of shrub and herbaceous species will be planted in front gardens to create texture, colour and year-round interest. A landscape management plan will be submitted later as details are reserved by a condition.

Overall, it is considered that this proposal satisfactorily achieves the aims of the Design and Access Statement and development plan policy.

Highways and Parking

As part of the application for reserved matters approval, the applicant has confirmed that main streets would track through Phases 5 and 6 and around the edge of the district centre to connect to Phase 2 with a carriageway width of 6.1m and 2m footways on both sides. The applicant provides that the curved shape of the main road would provide traffic calming by reducing the speed of drivers. The remainder of the road hierarchy would consist of secondary streets, including a secondary street linking Phases 5 and 6 and private drives. Secondary streets would have a 5.5m carriageway width and a different surface material to delineate the difference between main streets and secondary streets. Secondary streets would be terminated with a turning head which ensures that larger vehicles (such as emergency and refuse collection lorries) can navigate the site. Private drives would be denoted by a thinner tarmac surface.

As per the provisions of the Streetscape Design Guide, the applicant would provide 1 car parking space for a 1-bedroom unit, 2 car parking spaces for a 2 -3-bedroom unit, and 3 car parking spaces for a 4+ bedroom unit. The Applicant also intends to provide 22 visitor parking spaces. The applicant provides that where properties are proposed without garages, a shed in the garden is proposed that would be suitable to store bicycles.

Dwellings with 4+ bedrooms would be provided with garages that have an internal dimension of 6.3m x 3.3m.

The Highway Authority has been consulted, and several iterations have been made to the plans to ensure the development is acceptable. As a result of these changes, WCC as the Highway Authority, has advised that it has no objection, subject to conditions.

Impact on Residential Amenity

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

In relation to the construction phase of this phase of development, under condition 39 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the 6th phase.

Other Matters

WRS Contamination considers that in addition to the contaminated land conditions placed on the permission granted under the hybrid application, an imported soils/soil forming materials be placed on any approval granted as part of the reserved matters.

In relation to drainage Phase 6 is located within the Batchley Brook and Hewell Stream side of the catchments. Some Surface water flood risk is indicated but this is minimal. With respect to surface water runoff flood risk, based on the EA surface water flood risk mapping there are areas of risk indicated across the site. Areas of pooling are generally located around the existing drainage features on such as brooks, ditches and ponds.

NWWM have reviewed the Preliminary Drainage Strategy submitted as part of the application. In principle this is satisfactory subject to a planning condition regarding detailed design.

Conclusions

This is an allocated development site. The four reserved matters under consideration are found to comply with the relevant conditions imposed as part of the hybrid permission and to adhere to the masterplan, the principles of the Design and Access Statement and the NPPF. 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 Matters of Layout, Scale, Appearance and Landscaping be approved subject to the following conditions:

Conditions:

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

Location Plan (PL001E)
Planning Layout (PL002P)
Planning Layout – Colour (PL003P)
External Materials Plan (PL101D)
Massing Plan (PL102C)
Tenure Plan (PL03C)
Refuse Storage Plan (PL105)
PL200A – Cromer
PL201A – Tunstall
PL202A – Sandbanks
PL203A – Kennet
PL204A – Chopwell
PL205A – Bamburgh
PL206A – Seacombe
PL207A – Hastings
PL208A – Heysham
PL209A – Kingsand
PL210A - Rendlesham
PL211A – Alnmouth
PL212A – Danbury
PL13A – HQI50
PL14A – Wentwood
PL15A – Grizedale
PL216 – Single Garage
PL217 – Twin Garage
PL218 – Double Garage
PL219 – Triple Garage
GL1987 01B Soft Landscape Proposals
GL1987 02B Soft Landscape Proposals
GL1987 03B Soft Landscape Proposals
GL1987 04B Soft Landscape Proposals
GL1987 05B Soft Landscape Proposals
GL1987 06B Soft Landscape Proposals
8506-TPP-02 Rev A Tree Protection Plan
424-0001C Phase 6 Fire Vehicle Tracking
424-0002B Main Infrastructure Fire Vehicle Tracking Sheet 1
424-0003A Main Infrastructure Fire Vehicle Tracking Sheet 2
424-0004C Phase 6 Refuse Vehicle Tracking
424-0005C Main Infrastructure Refuse Vehicle Tracking Sheet 1
424-0006A Main Infrastructure Refuse Vehicle Tracking Sheet 2
424-0007C Phase 6 Visibility and Dimensions
424-0008B Main Infrastructure Visibility and Dimensions Sheet 1
424-0009A Main Infrastructure Visibility and Dimensions Sheet 2
424-0010 Refuse Vehicle Tracking Plots 6017-6021
22119-PL-MI-001 Preliminary Drainage Strategy
22119-PL-MI-002 Preliminary Drainage Strategy
22119-PL-P6-001A Drainage Strategy and Finished Floor Levels

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

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

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

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

- 3) The development shall be undertaken in accordance with the mitigation/protection identified in the 8506 Arboricultural Method Statement – Phase 6, Brockhill East (October 2022) and 8506-TPP-02 Rev A Tree Protection Plan.

Reason: To ensure the satisfactory protection of the existing trees and hedges.

- 4) The landscaping scheme detailed on drawing nos. GL1987 01B, GL1987 02B, GL1987 03B, GL1987 04B, GL1987 05B, GL1987 06B shall be carried out concurrently with the development and shall be completed in accordance with a programme to be agreed with the Local Planning Authority prior to the occupation of any dwelling in this phase.

If within a period of five years from the date of the soft planting pursuant to this condition that soft planting is removed, uprooted or destroyed, or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, this shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide ecological and biodiversity benefits.

- 5) Before development commences, a detailed scheme for the site access works, shall be submitted to the Local Planning Authority (and Worcestershire County Council Highways). The development shall not be occupied or brought into use until the submitted scheme, which is broadly in accordance with drawing 424-0007

Rev C, subject to any necessary changes identified during the detailed design (including a minimum of 8m junction radii) and/ or Road Safety Audit processes, has been agreed in writing by the Local Planning Authority, in consultation with Worcestershire County Council Highways, and has been implemented in full.

Reason: In the interests of achieving safe and suitable highway access for all users.

- 6) The development to which this permission relates shall be carried out generally in accordance with the following plans and drawings unless otherwise approved in writing by the Local Planning Authority (in consultation with WCC Highways):

- Main Infrastructure Visibility and Dimensions Sheet 1 (424-0008 Rev B)
- Phase 6 Visibility and Dimensions (424-0007 Rev C)

Reason: In the interests of highway safety and to promote sustainable access.

- 7) The development hereby approved shall be carried out substantially in accordance with drawing 424-0007 Rev C, subject to any minor modifications identified during the highways detailed design process.

Reason: To define the permission and to ensure that the development meets the design quality and requirements of the Worcestershire Streetscape Design Guide.

- 8) No dwelling hereby permitted shall be occupied until a scheme of works for a shared use pedestrian/ cycle path, between Plot 6017 of Phase 6 and any plot within the future Phase 5, has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been completed and is open to cyclists and pedestrians.

Reason: In the interests of sustainable development and promoting active travel.

- 9) No dwelling hereby permitted shall be occupied until the garages and parking spaces allocated to that property have been provided, as shown on the approved plans. Such garages and parking spaces shall be kept clear of obstruction and retained only for the parking of vehicles in connection with the use of each property as a dwellinghouse.

Reason: To ensure that satisfactory provision is always made for the parking of vehicles off the highway.

- 10) No works or development above foundation level for Phase 6 shall take place until a finalised scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specifically include:

- Detailed drainage design, showing all private foul and surface water connections.
- A simple index assessment considering the water quality of surface water runoff.

- Consideration of what SuDS features can be incorporated into the site drainage to provide an appropriate level of runoff treatment.
- Full details of the proposed balancing area. Included information on any proposed permanent water level, which would improve its value.

This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the full application hereby approved.

Reason: To prevent the risk of flooding and to improve and protect water quality.

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

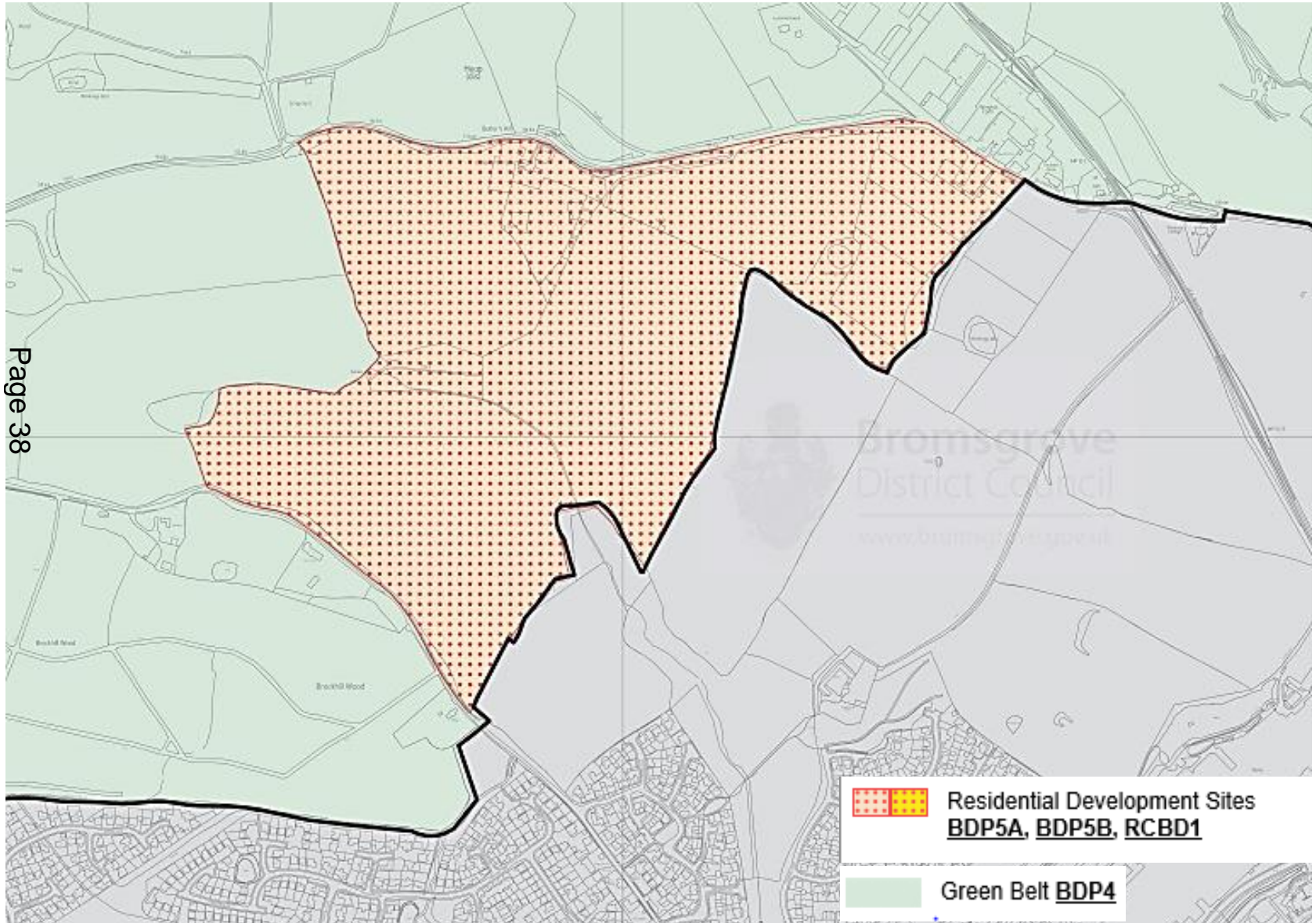
22/01608/REM

Sixth Phase of Persimmon Brockhill Development, Weights Lane, Redditch, Worcestershire

Page 37 Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB.0977/HYB. (Cross boundary application with Redditch BC 22/01553/REM).

Recommendation: Grant Subject to Conditions

District Plan Map Allocation



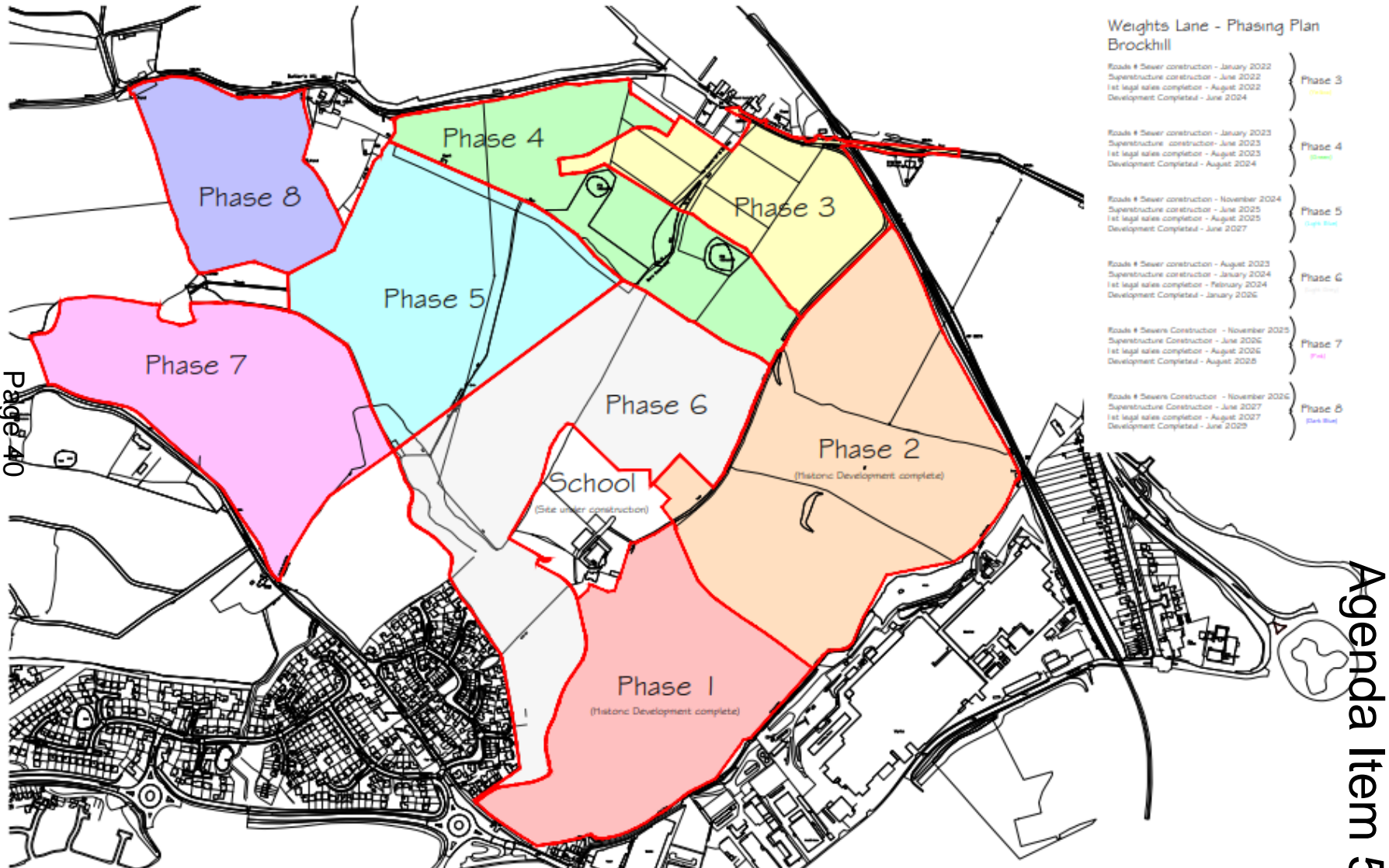
Approved Framework Plan

Page 39



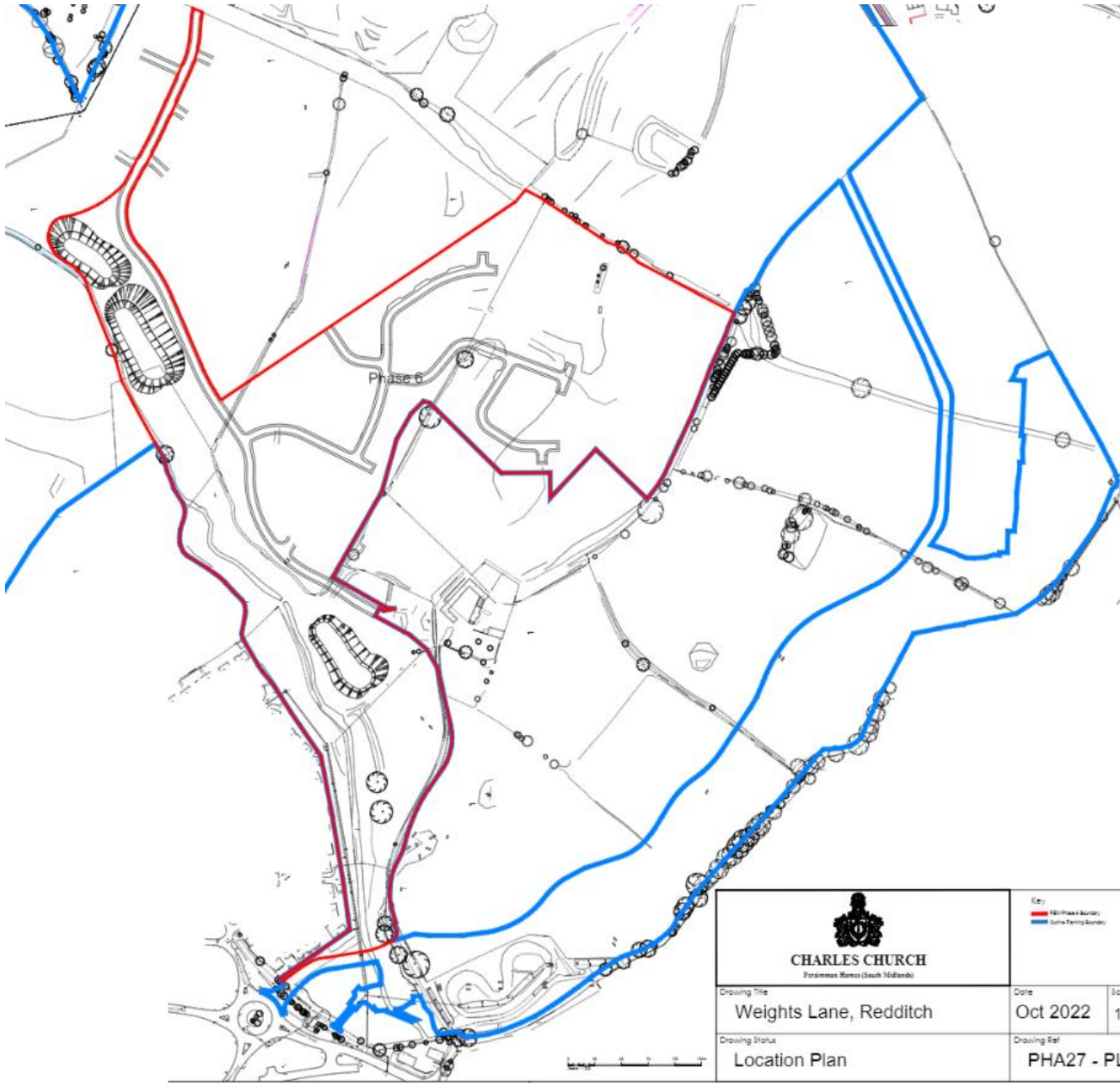
Agenda Item 5


Approved Phasing Plan



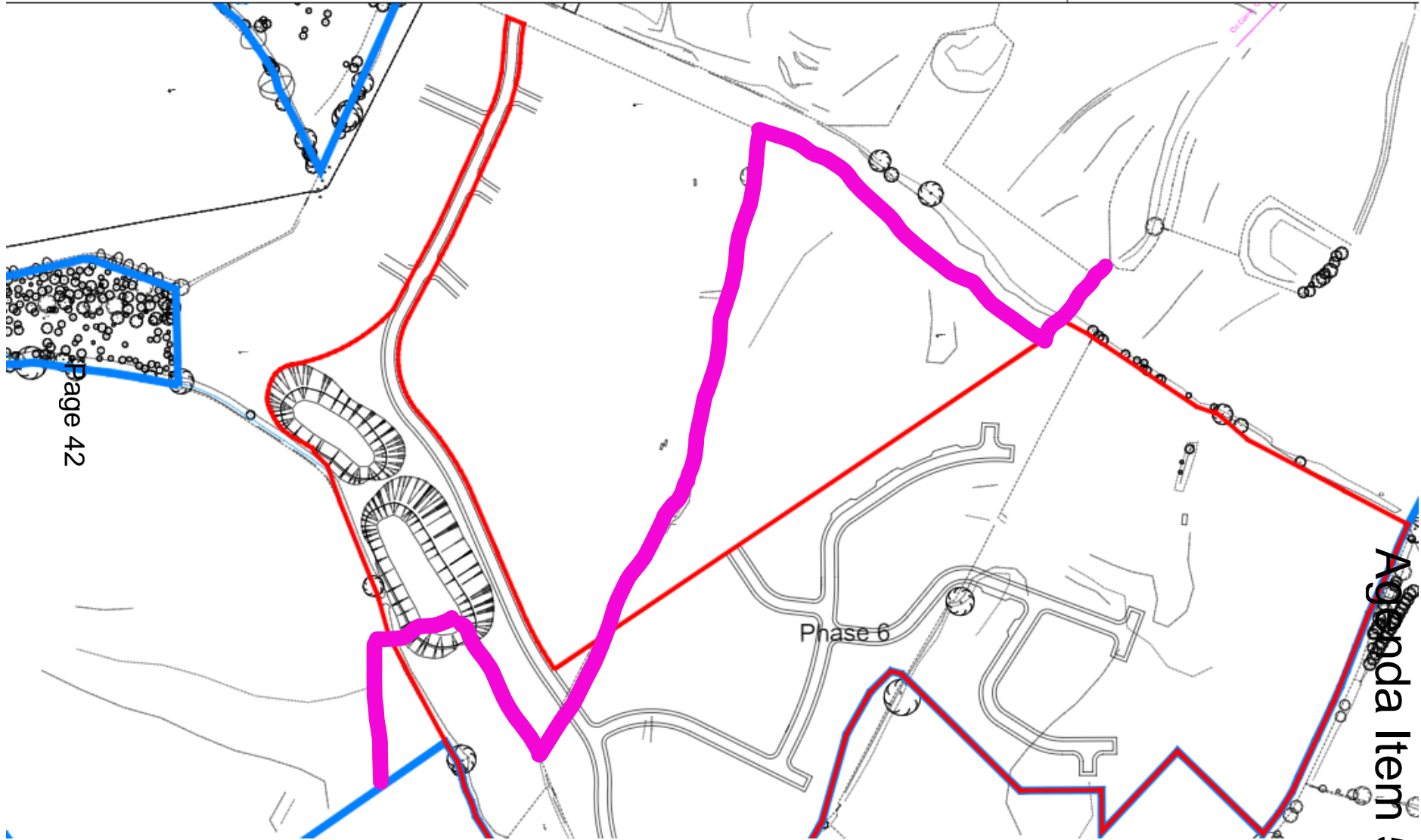
Agenda Item 5

Site Location Plan



 CHARLES CHURCH Parishman Manor (South Hillside)		Key ■ Hill Phase 6 Boundary ■ Purple Parking Boundary ■ Blue Parking Boundary			
Drawing Title	Weights Lane, Redditch	Date	Oct 2022	So	1
Drawing Status	Location Plan	Drawing Ref	PHA27 - PL		

Enlarged Site Location Plan



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Phase 6

Agenda Item 5

■ Bromsgrove DC
Boundary

Satellite View



Proposed Layout

+1.118 W	208.2 m ²
+1.118 W	2217.9 m ²
+2.792 W	2117.4 m ²
+2.249 W	2222.2 m ²
+18.968 W	2209.8 m ²
+4.882 W	1622.8 m ²
+4.298 W	2662.2 m ²
+14.604 W	2222.8 m ²
+5.504 W	2222.8 m ²
+2.011 W	2218.8 m ²

+1.118 W	208.2 m ²
+1.208 W	211.5 m ²
+1.554 W	203.4 m ²

+1.118 W	208.2 m ²
+1.018 W	212.2 m ²
+1.204 W	211.5 m ²
+1.048 W	227.5 m ²
+2.812 W	221.6 m ²

6 m²

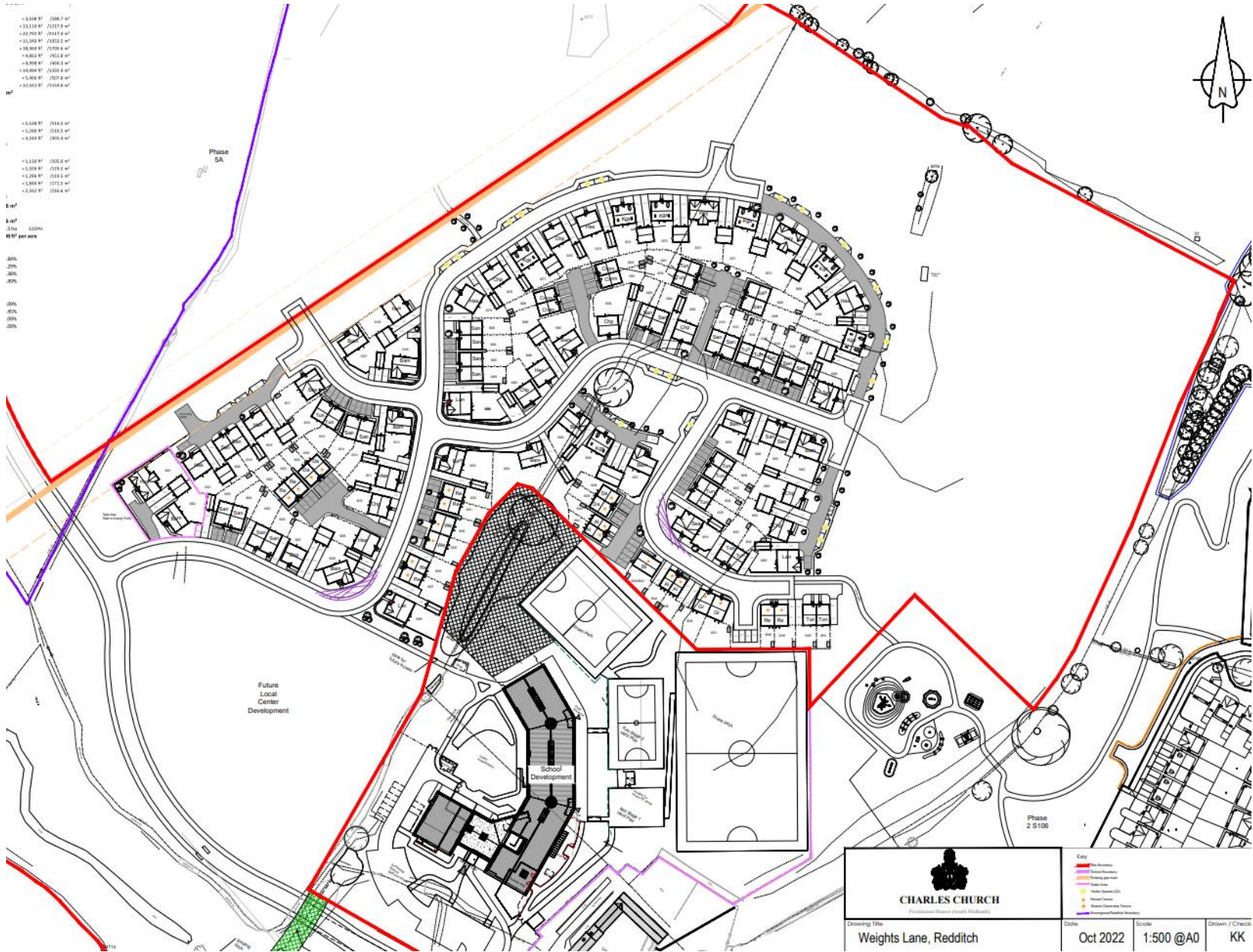
6 m²

3.7% (20%)

18% per acre

30%
20%
30%
40%
20%
30%
20%

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Drawing Title: Weights Lane, Redditch

- Key
- Red: Site Boundary
- Orange: Existing Buildings
- Yellow: Proposed Buildings
- Green: Existing Green Space
- Blue: Proposed Green Space
- Grey: Existing Roads
- Black: Proposed Roads
- White: Existing Footpaths
- Black: Proposed Footpaths

Date: Oct 2022

Scale: 1:500 @A0

Drawn / Check: KK

Agenda Item 5


Proposed Site Layout (Colour)



11 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
22 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
9 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
12 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
3 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
9 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
9 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
9 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
9 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
9 no. @	3,014 m ² / 3,014 m ²	+1,138.97	3,014.00
87 no. @	11,442 m ² / 12,053.8 m ²		
Phase 5A			
4 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
2 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
4 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
12 no. @	4,130 m ² / 4,203.8 m ²		
2 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
2 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
2 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
2 no. @	303 m ² / 303 m ²	+1,138.97	3,014.00
10 no. @	7,320 m ² / 7,320.0 m ²		
22 no. @	12,054 m ² / 12,054.0 m ²		
100 no. @	12,054 m ² / 12,054.0 m ²		
Area:	0.25 ha	1.5 ha	32,094
			34,000 m ² per acre
Phase 2 0106			
87 no. @		21.3%	
2 no. @	303 m ² @	25.2%	
3 no. @	27 m ² @	25.2%	
4 no. @	36 m ² @	31.3%	
5 no. @	32 m ² @	31.4%	
Affordable 23 no. @			
1 no. @	2 m ² @	9.0%	
2 no. @	3 m ² @	45.4%	
3 no. @	2 m ² @	9.0%	
4 no. @	2 m ² @	9.0%	
Affordable 31.3%			
100 no. @			

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 CHARLES CHURCH <small>Provision Housing (Health) Ltd</small>		Key <ul style="list-style-type: none"> — Site Boundary — Phase Boundary — Access Drive — Phase 2 0106 — Phase 5A — Phase 5B — Phase 5C — Phase 5D — Phase 5E — Phase 5F — Phase 5G — Phase 5H — Phase 5I — Phase 5J — Phase 5K — Phase 5L — Phase 5M — Phase 5N — Phase 5O — Phase 5P — Phase 5Q — Phase 5R — Phase 5S — Phase 5T — Phase 5U — Phase 5V — Phase 5W — Phase 5X — Phase 5Y — Phase 5Z 		
Drawing Title: Weights Lane, Redditch Drawing Status: Phase 6 Site Layout		Date: Oct 2022 Drawing Ref: PH27 - PI 002	Scale: 1:500 @A0 Rev: p	Drawn / Checked by: KK

Proposed Tenure Plan



Proposed Massing Plan



Proposed Streetscene



Street Scene A - A



KEY



Street Scene A - A Continued



Street Scene B - B

Proposed Streetscene



Street Scene CC



Street Scene DD



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Street Scene EE

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Highways Plan

