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BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

TUESDAY 4TH JUNE 2024
AT 6.00 P.M.

PARKSIDE SUITE - PARKSIDE

MEMBERS: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman), A. Bailes, S. M. Evans, 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. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
4. 23/00403/OUT - Outline Application for the erection of 50 new dwellings (including market, affordable and custom/self build plots) and a flexible commercial/community use building with associated access, infrastructure, landscaping, drainage and open space provision; considering access into the site only with all other matters reserved. (Pages 7 - 38)
5. 24/00335/FUL - Demolition of existing buildings and associated site remediation, removal of existing redundant services and utilities. (Pages 39 - 50)

6. 24/00416/S73 - Variation of Condition of 4 of planning permission 14/0408 (Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)) to substitute plots 13-16 with alternative house types (Pages 51 - 66)
7. planning performance report (Pages 67 - 74)
8. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting

SUE HANLEY
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

24th May 2024

**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 31st May 2024**
- 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

- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website www.bromsgrove.gov.uk**
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.**
- 5) Although this is a public meeting, there are circumstances when the Committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt the public are excluded.**



INFORMATION FOR THE PUBLIC

Access to Information

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

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

You can access the following documents:

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

at www.bromsgrove.gov.uk

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Brynley Little	Outline Application for the erection of 50 new dwellings (including market, affordable and custom/self-build plots) and a flexible commercial/community use building with associated access, infrastructure, landscaping, drainage and open space provision; considering access into the site only with all other matters reserved. Land at South Side of, Houndsfield Lane, Hollywood, Worcestershire, B47 5QY		23/00403/OUT

RECOMMENDATION: That planning permission be **REFUSED**

Consultations

Wythall Parish Council

Objection. This development of new buildings in the Green Belt is considered to be inappropriate. The reasons given are not considered to be very special circumstances. In addition, it is believed that there are a number of inaccuracies in the supporting information provided concerning proximity and type of services and amenities.

Worcestershire Highways - Bromsgrove

No objections subject to conditions

- Detailed scheme for site access works at Houndsfield Lane to be submitted
- Vehicular Visibility Splays at Houndsfield Lane
- Lighting Infrastructure
- Highway Improvements / offsite works / site access – details provided
- Community use defined
- Residential Travel Plan
- Residential Travel Welcome Pack
- Construction Environmental Management Plan
- Health Impact Assessment

Planning Obligations

As part of this consented planning application the applicant shall provide the following planning obligation through a suitable legal mechanism (S106).

There is a need for a Community Transport Service to meet the transport needs of the elderly and disabled. The County Council has specific duties, under the 1985 Transport Act, to take account of the transport needs of elderly and disabled residents and further duties to residents' protected characteristics that include the elderly and disabled, under the Equalities Act 2010. There will be residents with mobility impairments who are unable to access conventional public transport, it is this group that will require access to a door-to-door transport service such as that provided by Community Transport.

Contribution: £2,721 to be paid prior to first occupation

Arboricultural Officer

No objections subject to standard conditions. Any detailed applications proposed layout should be amended to avoid conflict with the recommended Root Protection Area of the T9 Oak. Conditions would include:

- *No dig method construction methods where necessary
- *Full landscape plan including specification to be submitted
- *Retention of tree line and hedge features and protection in accordance with BS5837:2012 throughout any demolition, ground or development work on the site

Conservation Officer

No objection to the proposals on heritage grounds.

The heritage assets surrounding the site are predominantly of low significance due to poor levels of preservation and interest. Trueman's Heath Farmhouse and Blounts Hole Farm are worthy of greater attention, but both lack any real intervisibility with the site due to the intervening tree-lined boundaries, land topography and a separation distance of 500-600m. Assuming an average 2-storey scale of development, the impact of the proposals is considered to be low/negligible in terms of impact on heritage assets

Education Department at Worcestershire

The Local Authority has a statutory duty to secure, as far as is possible, sufficient places for children aged 2,3 and 4 to claim their entitlement to funded nursery education. In addition, the Local Authority should secure sufficient childcare for working parents. The proposed development is located within the ward of Wythall East and forecast to yield 6 children who may need childcare places at an early year setting. Updated sufficiency figures show there is a sufficient level of childcare places in this ward to support additional pupils. Therefore, a contribution towards early years provision is not required.

Currently, data shows that there is sufficient space for Primary aged children within the catchment and related schools. The related schools are also forecast to have capacity within the Primary Phase.

There will not be sufficient capacity at the Secondary Phase School, Woodrush Community High, for children coming from this housing development and therefore a contribution towards Secondary phase will be required.

A contribution towards SEND (Special Educational Needs and Disabilities) will also be required.

Secondary Contribution: £243,304
SEND Contribution £88,448
Total Contribution £331,752

North Worcestershire Water Management

The site falls within flood zone 1 (low risk of fluvial flooding), however it should be noted the modelled extents of the River Cole end a little way downstream of this site along a tributary known as the Shaw Brook, therefore in reality the risk of fluvial flooding may be higher. The majority of the site is at very low risk of surface water flooding, with a flow path between the pond and Houndsfield Lane at the East of the site, and an area of higher surface water flood risk in the North West corner of the site.

We do not hold any reports of flooding within the site.

The proposed development will increase the rate and volume of surface water runoff from the site, this should be managed to ensure no increase in flood risk.

As a major application there is an expectation for the use of SuDS
While I have no objections to the principal of development on this site, I believe a reserved matters application will need to provide significantly more detail to ensure the proposals are safe from flooding and do not increase flood risk off-site. A revised FRA will be required, along with a detailed drainage strategy incorporating SuDS.

Conditions to this effect should be attached to any consent should you be minded to approve the application.

Housing Strategy

Housing Strategy note that the applicant is offering 50 units of mixed tenure and confirm that we would require 40% to be affordable housing.

2/3 of these units should be social rent
1/3 Share Ownership/First Homes/Alternative Home Ownership product - eg
Rentplus/Rent to Buy

The Government requires that 25% of the AH provision should be First Homes and any remaining percentage should be shared ownership.

So; 25% First Homes
66.66% Social Rent
8.33% Shared ownership

The Councils priority is for 3 bed properties.
Therefore, we require 50% 3 bed, 30% 2 Bed 10% one bed 10% 4 bed

Shared Ownership/First Homes should be 50:50 between two and three beds

For any flats provided we would not want them to have communal areas

To help us meet the expectations of Welfare Reforms the property sizes need to be:
2 Bed 4 person; 3 bed five or six person; 4 bed six, seven or eight person

The affordable housing should be pepper-potted with clusters and should look the same as the market housing.

Worcestershire Archive and Archaeological Service

No objection subject to conditions

- Programme of archaeological work
- The development shall not be occupied until the site investigation and post investigation assessment has been completed

WRS - Contaminated Land

No objection subject to tiered investigation conditions

WRS - Noise

No objection subjects to conditions:

* Prior to works commencing on site, the applicant should submit a Construction Environmental Management Plan detailing the proposed measures to monitor and mitigate emissions of noise, vibration and dust during the construction phase for approval.

WRS - Air Quality

No objection subjects to conditions

- Secure cycle parking,
- Electrical vehicle charging points
- Low emission boilers

NHS/Medical Infrastructure Consultations

A developer contribution will be required to mitigate the impacts of this proposal. Herefordshire and Worcestershire Integrated Health Board (ICB) calculate the level of contribution required in this instance directly relating to the number of dwellings to be £33,600. This housing development falls within the boundary of a practice which is a member of the Nightingales Primary Care Network (PCN) and, as such, a number of services for these patients may be provided elsewhere within the PCN.

NHS Acute Hospitals Worcestershire Consulted 12.04.2023

No Comments Received

Waste Management

No objection subject to the submission of suitable refuse tracking drawings at detailed / reserved matters stage.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP4 Green Belt
BDP6 Infrastructure Contributions
BDP7 Housing Mix and Density
BDP8 Affordable Housing
BDP12 Sustainable Communities
BDP16 Sustainable Transport
BDP19 High Quality Design
BDP21 Natural Environment
BDP22 Climate Change
BDP23 Water Management

BDP24 Green Infrastructure
BDP25 Health and Well Being

Others

Bromsgrove High Quality Design SPD
National Planning Policy Framework (2023)

Public comments

The application has been advertised by press notice, site notice and by writing to 23 neighbours

1 letter of support has been received as have 5 letters in objection.
Comments received are summarised as follows:

Support:

Appropriate in terms of sustainable access and connections to other sites
Availability of amenities for residents
Good for the Economy
Will provide much needed homes including social housing
No impact on the Countryside

Objection:

The site is a greenfield site in the Green Belt and should remain protected from development

Inappropriate development in the Green Belt with no very special circumstances demonstrated. Reference to appeal ref APP/P1805/A/11/2150938 in 2011 (Wythall) which, further to a public inquiry was dismissed despite BDC having a lack of 5 yr housing land supply.

The site is removed from the southern side of Houndsfield Lane and while land on its northern side is developed further to the west, the land immediately opposite the field is not.

Whilst land will inevitably have to be removed from the Green Belt to accommodate the future housing needs of the District it is not right for the planning committee to second guess what land will be made available.

Paragraph.1.4 of the applicant's planning statement that the development would not adversely affect the openness of the Green Belt cannot be true. The applicant seems to confuse openness with landscape impact. The map at para. 8.15 of the same statement clearly shows that the site is part of a strategic gap between Wythall (including Grimes Hill), Hollywood (including Drakes Cross), and new development (or probable development) within Solihull District (including Tidbury Green). This is exacerbated by the presence of a number of developed sites along Houndsfield Lane, just east of the site, which pose a grave threat of removing or eroding the gap between Hollywood and Tidbury Green completely

Additional traffic and noise will serious harm the amenities of nearby residents. Existing infrastructure cannot safely support these additional traffic movements

Flooding concerns raised

The proposals will have significant detrimental impacts on existing wildlife who rely on these grassland areas

The proposals will place significant demand of professional services such as dentists, doctors and schools

Approval of this application would set an unwelcome precedent for other similar sites

Relevant Planning History

None relevant to application

Assessment of Proposal

Site Description

The application site is a 2.48 hectare plot situated on the southern side of Houndsfield Lane to the east of the Truemans Heath. The nearest cluster of dwellings to the site are those found in Houndsfield Close, to the north-west and accessed via Houndsfield Lane. The site is (greenfield) agricultural land within designated Green Belt as defined within the Bromsgrove District Plan. The administrative boundary with Solihull Borough Council lies approximately 500m to the east. The site has previously been submitted to the Council's Call for Sites (2019), and has been assigned reference number 195; 'Land adjacent to Hollybrook Farm, Houndsfield Lane'. No formal assessment of the Site has been published to date.

Proposal

Outline planning permission is sought (all matters reserved but access) for the erection of 50 new dwellings and a flexible commercial/community use building with associated access, infrastructure, landscaping and open space provision; considering access into the site only and with all other matters reserved. Of the 50 new dwellings, 52% are proposed as 'affordable' with 48% as market dwellings. In other words, 26 would be affordable homes with 24 being market dwellings.

The applicant has provided an indicative breakdown of the proposed 50 dwellings, which is outlined in the following table. The 50 dwellings include 4 self-build dwellings.

Dwelling Type	Total Number	Sq m of each dwelling type
1-Bed 2 Person Flat	8	50
2-Bed 4 Person Bungalow	4	70
2-Bed 4 Person Terrace House	8	79
2-Bed 4 Person Semi-detached House	10	79
3-Bed 6 Person Semi-detached House	16	102
4-Bed 8 Person Detached House (custom/self-build)	4	124 plus garage

The application proposes site-wide Passive House certification for the development. The benefits of this type of development are outlined in the Planning Statement and Sustainability and Passive House Statement. Some of the benefits can be summarised as follows:

- More cost-effective, lower energy bills;
- Reduced demand for energy;
- Reliability in terms of known level of energy consumption, giving the ability to more accurately know need/cost of energy;
- Enhanced level of insulation and ventilation, creating a constant optimal climate and higher level of comfort;
- Built to last, more durable and resistant to moisture build-up; and
- Rigorous quality checks, reducing chances of defect and poorer builds.

Vehicular access to the site is proposed via a new access from Houndsfield Lane. The new access would be provided with a 5.5m carriageway width with 2m wide footways on both sides; 6m junction radii; tactile paving crossing; and visibility splays of 2.4m x 82m in both directions based on a speed survey.

Assessment

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

The main issues are considered to be:

- Housing Land Supply
- Green Belt
- Provision of affordable housing
- Highways and Accessibility
- Heritage Matters
- Character and Appearance
- Open Space
- Residential Amenity
- Ecology
- Flooding and Drainage
- Agricultural Land
- Trees and Hedgerows
- Planning Obligations

Housing Land Supply

Paragraph 77 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing or a minimum of four year's worth of housing if the provisions in Paragraph 226 of the NPPF apply. The supply should be demonstrated against either the housing requirement set out in strategic policies or against local housing need where the policies are more than five years old.

Based on NPPF paragraph 77 FN42, the 5YHLS is now based on the calculated Local Housing Need, not the housing requirement in the adopted Local Plan. Local Housing Need has been calculated using the Standard Method as set out in the National Planning Guidance.

The Councils can currently demonstrate a housing land supply of 3.3 years. Therefore, despite progress which has been made in identifying sites and granting planning permissions the Council still considers that it cannot demonstrate a five year housing land supply. Where a Local Planning Authority cannot demonstrate a five year housing supply, Paragraph 11 (d) of the NPPF is engaged. Paragraph 11 requires that decisions on planning applications apply a presumption in favour of sustainable development. 11 (d) goes on to state that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

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

With reference to 'policies' Footnote 7 states that policies include land designated as Green Belts.

Green Belt

The application site is located within the Green Belt. Proposals within the Green Belt are assessed against the guidance set out in Chapter 13 of the NPPF in addition to the Council's own Green Belt policies. The NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. There is a strong emphasis on the presumption against inappropriate development in the Green Belt, which is by definition harmful. Any identified harm will be given substantial weight.

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

It should be noted that any grant of outline planning permission would not remove the application site from the Green Belt. Green Belt boundaries can only be altered through the local plan process.

The application proposes the construction of up to 50 dwellings, plus associated landscaping open space and a community building. As the application is in outline, the design and site layout are indicative only, though it is suggested that a range of dwelling sizes would be proposed between 1-2 storeys in height.

The proposal does not meet any of the policy criteria specified at Policy BDP4 of the Bromsgrove District Plan (BDP) or at Paragraph 154 or 155 of the NPPF and as such, the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt.

In accordance with Paragraph 153, substantial weight should be given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations.

The onus is on the applicant to demonstrate what very special circumstances would make this proposal acceptable in a Green Belt location, which is not supported by national or development plan policies.

Impact on openness

Openness has both a spatial and a visual aspect, and it is believed that the development's location would harm openness due to its scale and massing, as well as the introduction of a built form on an undeveloped site.

It is argued by the applicant that the application site is well contained; bounded on all sides by mature vegetation, by Houndsfield Lane to the north, by equestrian and residential built form to the north-west and by commercial / industrial development to the east.

The applicant concludes that given the findings of the Landscape Visual Appraisal (LVA), the lack of encroachment and its self-contained nature, the site is not considered to make a valuable contribution to Green Belt openness. The applicant concedes that there would be some inevitable '*moderate*' harm, in their opinion at site level, but believe that the impact on the wider parcel of land and effects on the contextual landscape are '*minor/neutral*'. Further, they comment that there are limited views of the site and comment that any permanent visual effects are deemed to be '*minor*'.

I have considered all comments made within the applicants supporting statement and disagree with the assertions made. As per comments received in objection to the application set out above, whilst land to the northern side of Houndsfield Lane further to the west is developed, land immediately to the north and immediately to the west is not developed. Housing similarly does not adjoin the eastern and southern boundaries.

The map at paragraph 8.15 of the applicant's statement demonstrates to me that the site falls within part of a strategic gap between Wythall (including Grimes Hill / Land off Lea Green Lane), Hollywood (including Drakes Cross), and development within Solihull District (including Tidbury Green). There is little doubt that this development would significantly erode the gap between Hollywood and Tidbury Green. The site is currently an undeveloped greenfield and these attributes contribute significantly to openness.

The application proposal would introduce residential development and associated works, the introduction of other domestic paraphernalia, new access junctions, internal access roads, and boundary treatments onto a large proportion of this open site. Despite the proposed public open space and landscaping the application proposal would still result in a considerable loss of openness. The application proposal would cause a permanent change which, because of the site's location and appearance coupled with the proposal's built nature and scale, would be both spatially and visually apparent. Paragraph 142 of the NPPF states that the essential characteristics of Green Belts are their openness and permanence.

The Houndsfield Lane rural aesthetic would be lost if the present hedgerows to obtain the necessary visibility splays were lost. This more intense and urbanised environment would be detrimental to the Green Belt.

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

Purposes of the Green Belt

Paragraph 8.18 of the Bromsgrove District Plan (BDP) explains that approximately 90% of the District is currently designated as Green Belt (19,301 ha of a total land area of 21,714 ha). This forms an integral part of the West Midlands Green Belt, which was established to prevent the outward expansion of the conurbation.

At the time that the BDP was published in January 2017, the Council acknowledged that it could not deliver its full housing requirement without alterations to the existing Green Belt boundaries. The BDP therefore set out a commitment to undertaking a Green Belt Review in advance of 2023 and indicated that, through a Local Plan Review, sufficient land would be removed from the Green Belt to deliver the remaining 2,300 homes in the period up to 2030 and address longer term development needs.

Progress with the Local Plan Review is currently delayed because of the need to undertake further work to provide certainty for residents and businesses regarding the likely infrastructure required to undertake the Plan's delivery. At this stage, the Council has undertaken the first part of a two-part Green Belt Review.

The first part of the Green Belt Review, which was published in August 2019, is entitled Green Belt Purposes Assessment: Part 1. This report splits the District's Green Belt land into 60 parcels and assesses each parcel's contribution to the function of the Green Belt. Part 2 of the Green Belt Purposes Assessment will consider a range of more detailed sites against the Green Belt purposes in a more

localised and focused manner but is yet to be published. As set out above, this particular site has been submitted as part of the Council's Call for Sites process and has been assigned reference number 195 although no formal assessment of the site has been published to date.

In Part 1 of the Purposes Assessment, the application site falls within Parcel NE6 as shown on the plan submitted in the applicants planning statement at Paragraph 8.15 (land South of Hollywood, North of Wythall).

In assessing the area against the purposes of the Green Belt, the assessment concludes that the area is strong in relation to its strength of contribution, in respect of the following Green Belt purposes: to prevent neighbouring towns from merging into one another. In terms of safeguarding the countryside from encroachment this is classified as moderate.

It should be noted that the applicant claims that no distinction is made between individual parts of the assessment parcel and the entire parcel, and that while the land may score well in meeting these purposes of Green Belt designation, the application site, which is only a small part of the overall area, may be assessed very differently.

While it is correct that no detailed assessment has been provided in the Purposes Assessment it is contended that this makes a distinction between the western and eastern / north-eastern sections of the land parcel. It comments that a loss of openness in this parcel would cause both physical and visual merging and significantly reduce the existing gap between settlements.

The NPPF states "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". At Paragraph 143, it defines the five purposes of the Green Belt as follows –

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

Development of the site is deemed to be incompatible with the purposes of the Green Belt as stated in the NPPF for the following reasons.

The site is agricultural land outside of any settlement boundary. Further, the site does not adjoin any settlement boundary. The site has a hedgerow that runs parallel to Houndsfield Lane; there is no footpath to the southern side of Houndsfield Lane, and the land beyond is open and agricultural. The development proposed would equate to urban sprawl, encroaching into the countryside. It is thought that it would extend the built envelope of Hollywood further out into the undeveloped, open countryside.

The proposed development of 50 dwellings and associated infrastructure would result in the loss of countryside and the encroachment into this undeveloped agricultural greenfield site in the countryside. The proposal therefore fails to align with this purpose of the Green Belt.

Taking the above into account, the proposed development would result in significant harm to openness in terms of spatial and visual aspects, and the proposals conflict with 2 of the 5 purposes of including land in the Green Belt, that is the purpose of preventing neighbouring towns merging into one another; and the purpose of safeguarding the countryside from encroachment.

As such, the proposal is contrary to policies in the Development Plan and the Framework.

Affordable Housing

The NPPF states that the provision of affordable housing should not be sought for residential developments that are not major developments. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership. Policy BDP8 seeks the provision of 40% affordable housing on qualifying sites. This scheme comprises a major development, and as such, affordable housing would be required in line with this policy.

The application proposes the provision of 50 dwellings in total, with 26 of these being affordable (52%). This exceeds the policy requirement of 40%. As outlined in the planning statement, this is an outline application (with the precise mix and tenure split to be secured at the Reserved Matters stage). The applicant has provided an indicative affordable housing mix with dwellings split under different affordable tenures. 25% of the affordable dwellings would be provided as 'First Homes'.

Highways and Accessibility

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

The Highway Authority is satisfied with the proposed vehicular access onto Houndsfield Lane, which complies with the WCC Streetscape Design Guide (SDG), in terms of its geometry and horizontal alignment. However, a 2.0m footway should be provided on the south side of the carriageway, which would be addressed through the S38 Agreement process. The proposed visibility splay dimensions are also considered to be acceptable following the submission of a speed survey. From a highway perspective, if consented, the applicant would need to ensure that the existing boundary hedging and vegetation is removed from within the visibility splays and, thereafter, maintained free of obstruction.

Public Transport

The Manual for Streets (Mfs) states that 'walkable neighbourhoods' should have a range of facilities within 800. Guidance contained within the Chartered Institution of Highways and Transportations (CIHT) Providing for Journeys on Foot (2000) prescribes that a walking distance of 400m is acceptable for trips to bus stops and local shops with 800m being the preferred maximum.

The applicants TS provides that a continuous footway is provided on the northern side of the Houndsfield Lane carriageway.

The closest bus stops to the proposed development are located at Hollywood Lane and Lea Green Lane, approximately 400m to the west of the proposed development. The bus stops are served by two bus routes (No 884 and No.A4) and characterized by bus lay-by and bus flag as summarised below:

*Service 884: School, service, 1AM peak service and 1PMpeak. No weekday services; and

*Service A4: 1 hourly service between 06:57 and 17:09 Monday -Saturday, No Sunday Services.

A finalised Travel Plan should set out how residents can be encouraged to use the bus services.

The Highway Authority considers it reasonable to request a contribution to develop a Community Transport service in the area, given the development could have residents who cannot easily access bus services. WCC would require a financial contribution of £2,721 if planning consent is granted.

Traffic Generation

The TS concluded that 50 units would generate 26 two-way vehicle trips in the AM peak hour and 25 two-way vehicle trips in the PM peak hour. Given the low forecast trip generation and existing highway infrastructure, the Highway Authority agrees with the conclusion in the TS that the level of traffic generated is unlikely to have any significant impact on the operation of the local highway network.

It is noted that a number of residents have raised concerns regarding highways related matters. However, the Highway Authority have evaluated the scheme and have determined that residual cumulative impacts would not be severe based on the evidence supplied, and hence has no objection subject to conditions and financial requirements, in accordance with Paragraph 115 of the Framework. A reason for refusal on highways grounds cannot therefore be substantiated.

Heritage Matters

The Councils Conservation Officer has examined the (Border Archaeology) Heritage Assessment and has raised no objection to the proposals on heritage grounds.

Character and appearance

It is noted that the site layout and design are reserved matters, though the indicative plans submitted allow for an assessment of the scheme that may come forward were outline permission to be granted. The NPPF places great importance on design quality, noting that good design is a key aspect of sustainable development; Paragraph 139 states that development that is not well-designed should be refused. Developments should add to the overall quality of the area, be visually attractive because of good architecture, layout and appropriate and effective landscaping, and should be sympathetic to local character and history including the surrounding built environment.

This is echoed within Bromsgrove's own policies. BDP19 of the Bromsgrove District Plan sets a series of criteria by which high quality people focussed space will be achieved. For a development to be of high-quality design it must respect, enhance and improve the visual amenity of the area by reason of its scale, mass, bulk, height and urban form.

Contrary to the applicants assertions, it is considered that the site would be visible from various directions, with adjoining parcels of land, like the application site being in agricultural use.

The open and undeveloped character of the site is therefore critical in providing a soft edge to the nearest settlement and an appropriate transition between the built-up area and the wider countryside.

The proposed development would be of a size, scale, form and intensity that would fundamentally erode the form, character and setting of this area.

While it is acknowledged that the gross density based upon 50 dwellings would be around 22 dwellings per hectare (DPH). It is important to recognise that based upon to the net density (total residential units/total residential land excluding roads, open spaces and community), the density increases significantly.

Overall, the proposed form of the development is considered incompatible with the countryside setting and would if implemented result in visual harm. Acknowledging that this is an outline application, nonetheless the absence of any indicative plan showing an acceptable layout amounts to additional harm to be weighed in the planning balance. The indicative design of the scheme at present is not considered to accord with Policies BDP7, BDP19 of the Bromsgrove District Plan and the NPPF.

Open space

The indicative layout plan shows the provision of on-site public open space for future residents which would accord with on-site open space requirements as set out in relevant policy documents.

Residential amenity

The matters of design and layout are reserved for future determination. However, it is evident from the (indicative) proposed plans that these could achieve an adequate separation from the existing dwellings in the area (in line with the High Quality Design SPD). It is not considered that the proposal would result in a loss of residential amenity with respect to nearest existing occupiers.

The development would change outlook and alter the way that existing residents experience the site. It would increase the level of noise in the area and light pollution would also increase. However, this is not considered to be at a level that would lead to any significant harm to the residential amenity of existing occupiers. It is noted that WRS do not have any objections to this outline application.

Overall, the development is not considered to result in significant harm to the residential amenity of neighbouring occupiers.

Ecology

A Preliminary Ecological Appraisal, Biodiversity Net Gain Report and Habitat Map Plan has been prepared by Elite Ecology. This has all assessed the likely effects of the proposed development in terms of Ecology and Wildlife, in the context of the site and surrounding area.

No statutory or non-statutory designated sites occur within the site boundary. The Biodiversity Net Gain Report, outlines that habitat enhancements are proposed and biodiversity net gain will be achieved.

Subject to implementation of appropriate mitigation measures, the proposed development would comply with Policy BDP21 and BDP24 of the Bromsgrove District Plan.

Flood Risk and Drainage

North Worcestershire Water Management as the Lead Local Flood Authority (LLFA) for the area have been consulted and have raised no objection, subject to conditions, noting that the site is located within Flood Zone 1, which has a low probability of flooding.

Full details would fall to be determined at reserved matters stage, though it is noted that the site is generally at low risk of flooding. The development does not therefore raise concerns with respect to flood risk or drainage.

Agricultural Land

The NPPF, at Paragraph 180 b) notes the benefits of protecting the best and most versatile agricultural land (BMV). Footnote 62 at this paragraph also states “where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality”. The glossary of the NPPF gives the following definition.

“Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.” In assessing the effects of the development on agricultural land it is necessary to have given consideration to the Agricultural Land Classification (ALC). This is the standard method used for determining the quality of agricultural land.

The existing use of the site is agricultural (Grade 3b). This would be classed as of ‘moderate’ quality therefore rather than (for example) Grade 1 or Grade 2 (excellent or ‘very good’ respectively). Whilst the proposed development would result in the permanent loss of existing agricultural land, given the lands classification, a refusal of planning permission on these grounds could not be justified.

Trees and Hedgerows

The application is supported by an Indigo Surveys Tree Survey. The Councils Tree Officer has been consulted and considers that any future defined layout would need to be amended in order to avoid conflict with a particular Oak tree on the site.

The proposed access arrangements would require the removal of a large section of hedge running alongside Houndsfield Lane to achieve the required highway visibility splays. I have noted that WCC highways would require this area to thereafter be maintained free of obstruction. Whilst the indicative site layout plan indicates that replacement planting would be introduced to mitigate for this loss, it is suggested that the location of this proposed planting is somewhat misleading. As set out earlier in this report, the proposed development would open up views of the site and would fundamentally erode the form, character and setting of this site.

Planning obligations

In accordance with Paragraph 57 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved.

The obligation in this case would cover:

- The provision of affordable dwellings on the site
- 4 self-build dwellings.
- £2,721 towards community transport
- £41.80 contribution for refuse and re-cycling bins per dwelling
- A financial contribution of £33,600 towards Herefordshire and Worcestershire ICB
- A financial contribution of £331,752 towards education
- The provision, management and maintenance of the on-site open space for 25 years
- Net gain for biodiversity
- The provision and future maintenance in perpetuity of the SuDs facilities
- Community Facility
- A Section 106 monitoring fee

Applicants Case and Very Special Circumstances (VSC)

The applicant in their planning statement considers that the site is unconstrained in terms of other designations (other than Green Belt) and is not, for example, considered to make a significant contribution to landscape character. The applicant comments that the site would inevitably result in some loss of openness within the Green Belt but that subsequent level of harm would be unavoidable for any given development.

The applicant considers that the site is not considered to make a valuable contribution to Green Belt openness, in comparison to other Green Belt sites within the District. The very special circumstances case is outlined in detail in the Planning Statement, however a summary of these and the weight the applicant has given these is outlined below.

The applicant considers that the delivery of delivery of 50 new homes in the short-medium term, where there is a critical shortfall in housing should be afforded substantial weight.

The applicant considers that the overprovision of affordable housing (52% provision, rather than the 40% provision required by Local Plan BDP8) should be afforded substantial weight.

The provision of 4 self or custom build homes, should be afforded substantial weight.

The proposed housing is designed to achieve sitewide Passive House certification; delivering the highest standard of low energy and sustainable homes. The applicant states that the scheme would therefore represent a flagship development of sustainable and low energy housing development, meeting and exceeding the ambition of Local Plan Policies BDP19, BDP22 and BDP23 and the West Midlands Design Charter and Zero Carbon Homes Charter. The applicant believes that this VSC should be afforded substantial weight.

Off-site highways improvements in the form of footpath enhancements and the provision of Pedestrian crossings along Houndsfield Lane and Hollywood Lane should in the opinion of the applicant be afforded moderate weight as a VSC.

Biodiversity, landscaping and drainage enhancements across the site, including the creation of new habitat areas, sustainable drainage systems, planting, and the delivery of biodiversity net gain should be afforded moderate weight as a VSC in the opinion of the applicant.

Provision of public open space, including children's play area, which will also benefit neighbouring properties given the new pedestrian linkages which will open the facilities to a larger catchment. This VSC should be afforded some weight in the opinion of the applicant.

Provision of a new flexible commercial building for community use, which will provide a community facility for local residents. It is intended to be considered for such uses as: employment (start-up incubator units for small businesses), a multi-purpose

community use (local hall, space for local clubs) or medical (GP surgery, medical facility, creche). This VSC should be afforded moderate weight in the opinion of the applicant.

Sustainable drainage enhancements in the form of a new attenuation basin and surface water improvements to the north-western corner, eastern area, and area surrounding the Site; and improvements to an existing field pond, in addition to a comprehensive SUDS scheme. This VSC should be afforded some weight as a VSC in the opinion of the applicant.

Planning Balance

Given that the Council cannot demonstrate a five-year housing land supply, the presumption in favour of sustainable development is engaged. Accordingly, planning permission should be granted unless the application of policies within the NPPF that protect areas or assets of particular importance provides a clear reason for refusal. In line with footnote 7 of the NPPF, land designated as Green Belt falls within the definition of 'areas or assets of particular importance'.

The case for VSCs set out by the applicant above has been addressed below.

The factors considered above, individually, do not represent very special circumstances and the question for the decision taker is whether collectively those factors combine with sufficient weight to represent the very special circumstances that would overcome the harm to the green belt by reason of inappropriateness.

In terms of the weight to the housing land supply situation, the greater the shortfall the greater the weight. Bromsgrove District Council can only demonstrate a 3.3 year supply and in such a context, mindful that the NPPF seeks to significantly boost the supply of housing land, for this number of dwellings I afford significant positive weight to the contribution to housing land supply. The proposed affordable housing units is a public benefit that attracts significant positive weight in favour.

The provision of four self-build homes is a noted benefit of the scheme, particularly given that the Development Plan does not currently have any policies for the delivery of self-build housing. This benefit would therefore carry moderate positive weight.

The submitted Planning Statement and Sustainability Statement sets out how the proposed Passive Haus development meets the sustainability and energy requirements of relevant Development Plan policies as well as the three overarching sustainability objectives of the planning system (economic, social and environmental) as outlined in the NPPF. However, these are policies against which all applications for development are assessed as part of the decision-making process. Compliance with sustainability objectives is a requirement and not considered to be a significant consideration that outweighs the harm to the Green Belt (including environmental harm) caused by the development itself. It is also noted that under current building regulations and planning policy, energy efficient homes would be created. It is considered that this is a benefit that can be attributed limited positive weight in the planning balance.

It has not been demonstrated that the proposed community facility will relate positively to the wider area and it is considered that this is a benefit that can be attributed limited positive weight in the planning balance.

The potential biodiversity enhancements attract moderate positive weight.

The applicant has also advanced that moderate weight should be given to off-site highways improvements and some weight for the provision of public open space. There are no conflicts with local and national planning policies in these regards, subject to the imposition of the planning conditions or a legal agreement. However, these would not constitute benefits of the scheme over and above securing a satisfactory development in line with adopted planning policies.

While the applicant has not put forward an economic or social benefits case these are potential benefits that would be considered but are afforded moderate positive weight in the planning balance.

The proposed development would be of a size, scale, form, and intensity that would fundamentally erode the character and setting of the site in the wider landscape and this attracts moderate negative weight.

The proposed development offends against two of the purposes of the Green Belt set out under Paragraph 143 of the NPPF and would cause significant harm to the openness of the Green Belt having regard to both spatial and visual aspects. This is afforded substantial weight.

I have therefore concluded that the benefits of the scheme as a whole are moderate. The principal benefit is the provision of housing (including affordable housing and self-build plots). The delivery of market housing alone would carry moderate weight as outlined above, though the delivery of affordable housing more than policy requirements is a significant benefit. Furthermore, the provision of four self-build plots is considered to carry moderate weight. The delivery of housing overall is therefore considered to carry significant weight.

Whilst the planning obligations above have, in principle, been agreed, these represent mitigation for the impacts of the development.

Conclusion

The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The Planning balance section has set out the harms and benefits and officers have concluded that all of the harms are not clearly outweighed by all of the benefits. 'Very Special Circumstances' do not therefore exist in this case.

It is considered that the application of policies in the National Planning Policy Framework provides a “clear reason for refusing” the development proposal under NPPF paragraph 11(d)(i). It is concluded that the proposals are in conflict with the development plan policies in so far as they relate to the Green Belt and the character and appearance of the area. There are no other material considerations that have a bearing on the balance.

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

RECOMMENDATION: That planning permission be **REFUSED**

1. The site is located outside a defined settlement boundary within an area identified within the Development Plan as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to the Green Belt, and which would preserve its openness. The proposal does not meet any of the policy criteria specified at Policy BDP4 of the Bromsgrove District Plan (BDP) or at Paragraph 154 and 155 of the National Planning Policy Framework 2023 (NPPF) and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt. The proposal would also result in a detrimental impact on openness of the Green Belt due to its scale and location and conflict with the Green Belt's purposes, as identified in the NPPF, Paragraph 143. No very special circumstances exist or have been put forward to clearly outweigh the significant harm caused to the Green Belt. As such the proposal is contrary to Policies BDP1 and BDP4 of the Bromsgrove District Plan and the National Planning Policy Framework.
2. The proposed form of the development is considered incompatible with its countryside setting, compromising that setting and fundamentally eroding the form, character and setting of the site in the wider landscape. As such the proposal is contrary to Policies BDP1, BDP19 and BDP21 of the Bromsgrove District Plan and the National Planning Policy Framework.

Case Officer: Steven Edden Tel: 01527 548474
Email: steve.edden@bromsgroveandredditch.gov.uk

23/00403/OUT

Land at South Side of Houndsfield Lane, Hollywood,
B47 5QY

Outline Application for the erection of 50 new dwellings (including market, affordable and custom/self build plots) and a flexible commercial/community use building with associated access, infrastructure, landscaping, drainage and open space provision; considering access into the site only with all other matters reserved.

Recommendation: Refuse

Site Location



Wider context. Yellow star identifies site



Satellite views



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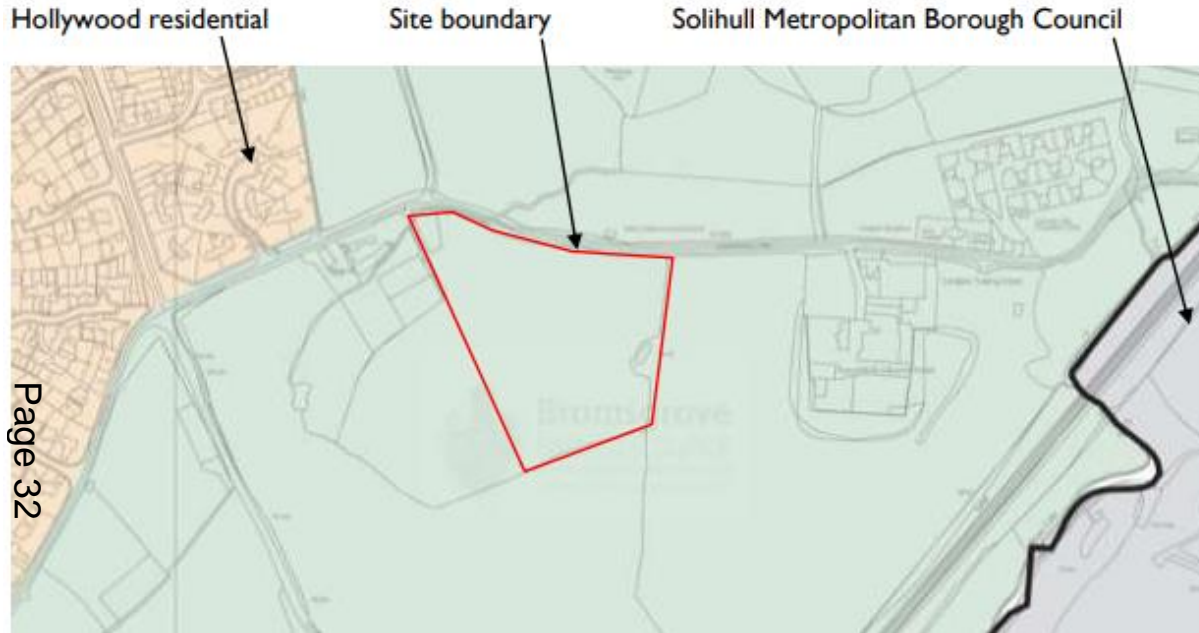


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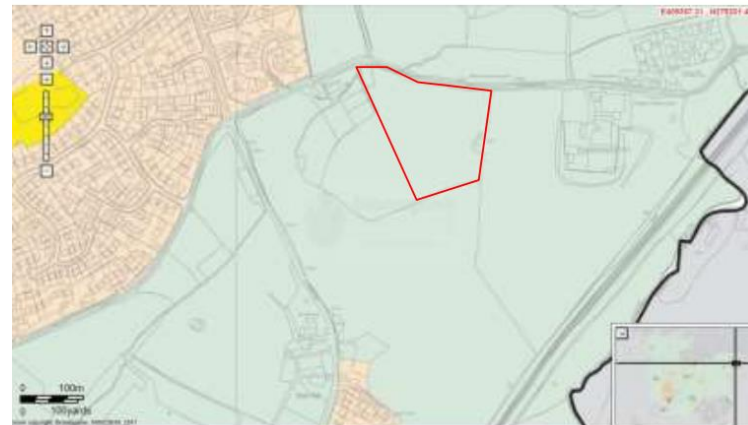
Parameter Plan



District Plan extract

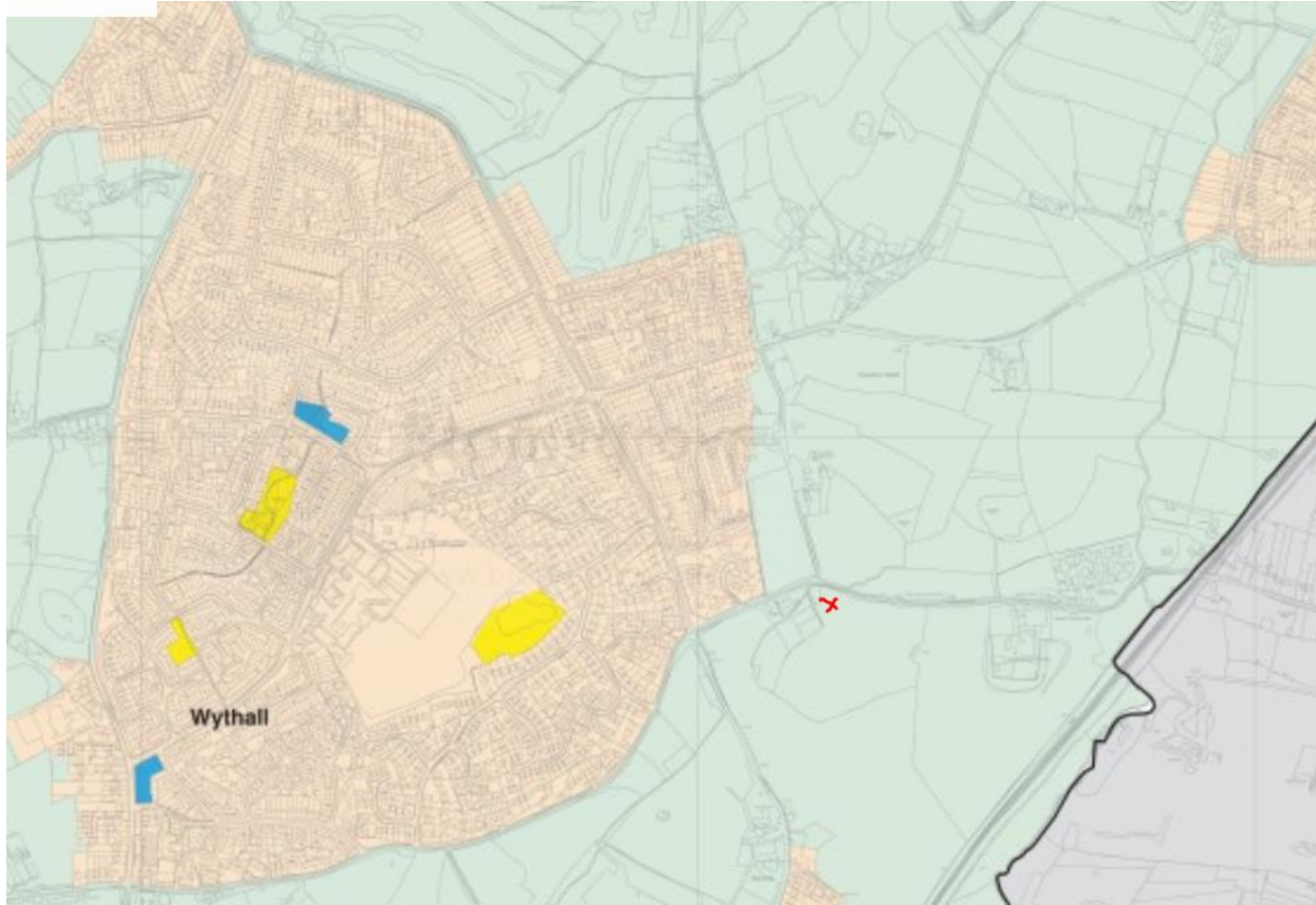


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District Plan- wider context. Red cross marks site



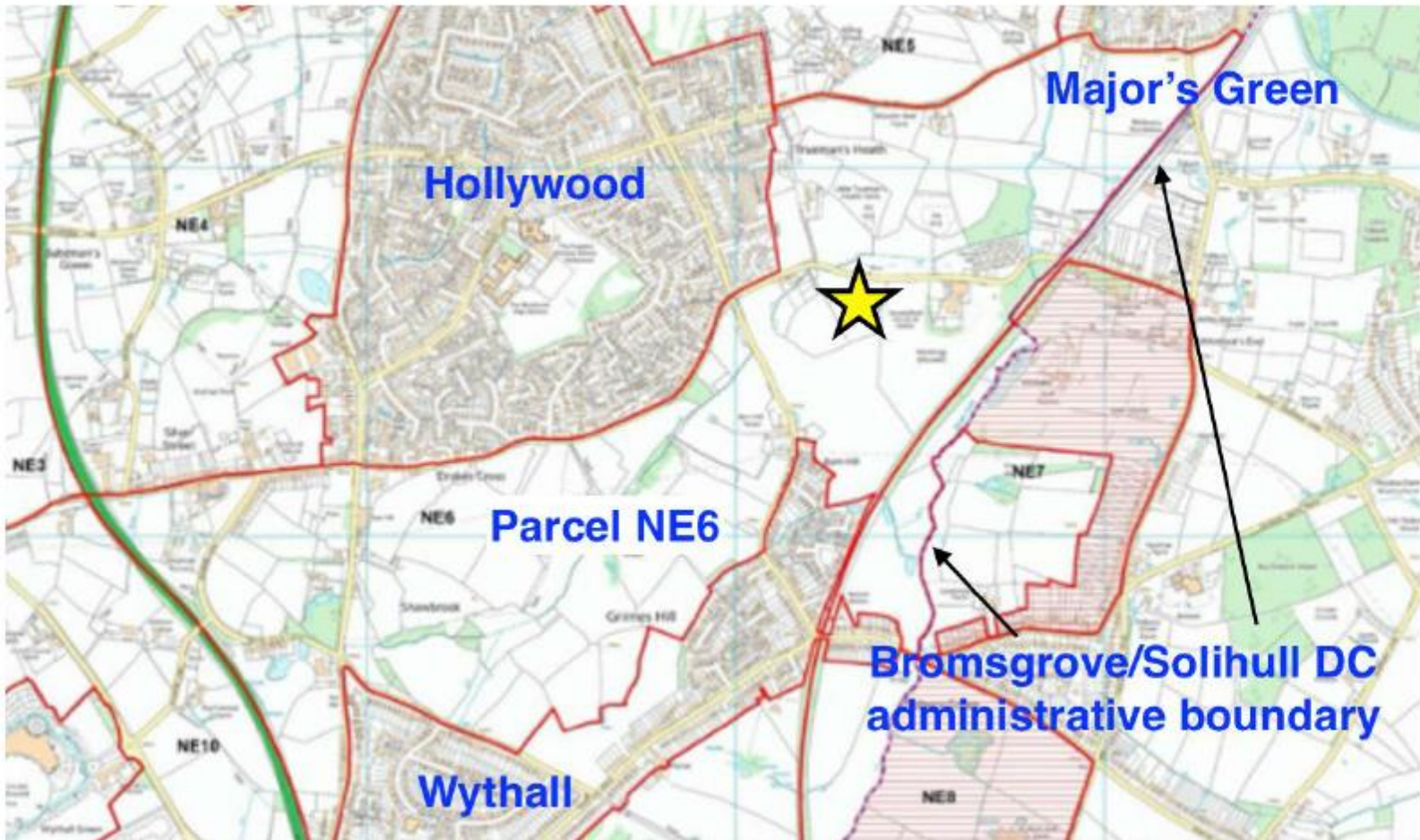
Site layout plan (Indicative)



Drawing Key:

- Red Line Site Boundary
- - - Buildings to be demolished
- 8No. Type A - 1Bed 2Person | Apartment | 50sqm
- 8No. Type B - 2Bed 4Person | Terraced | 79sqm
- 10No. Type C - 2Bed 4Person | Semi Detached | 79sqm
- 4No. Type D - 2Bed 4Person | Bungalow | 70sqm
- 16No. Type E - 3Bed 6Person | Semi Detached | 102sqm
- 4No. Type F - 4Bed 8Person | Detached custom/self-build | 124sqm+Garage
- Area for Community Asset

Map at Para 8.15 of applicants planning statement showing Parcel NE6



Photographs of site



Access showing visibility splays



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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Shane Carroll	Demolition of existing buildings and associated site remediation, removal of existing redundant services and utilities. Former Library, Council Offices, Fire Station and Residential Buildings, Windsor Street, Bromsgrove, Worcestershire, B60 2BJ		24/00335/FUL

RECOMMENDATION: That subject to the final satisfactory comments from WRS Contamination, full planning permission be **GRANTED**

Consultations

WRS - Contaminated Land

Interim Response

Worcestershire Regulatory Services (WRS) have reviewed the proposal in relation to contaminated land. I'm mindful that we have not yet provided a formal response to this application as we have been awaiting further information however in the meantime, I thought it would be useful to provide an interim response in respect of contaminated land considerations.

A number of contaminated land assessments and investigations have been undertaken across the site in recent years. The assessments have identified widespread presence of PFAS/PFOS chemicals (per and polyfluorinated alkyl substances) across the site within the soils, groundwater and in the basement structures. The reports indicate the substances are associated with the history of the site as a fire station and the use and storage of firefighting foams.

Currently only the Brownfield Solutions Ltd "DQRA and Remediation Strategy" (ref WG/M4400/11231, REV A, dated September 2022) has been provided in support of the planning application. WRS are aware that a later version of this document is available dated October 2023. There is also a report entitled "Remediation Specification, Verification and Post-Remediation Monitoring Plan" (ref WG/M4400/11682, dated January 2024) produced by Brownfield Solutions that details the proposed remediation methodology and process to be undertaken. It is not clear why these documents have not been provided in support of the planning application. WRS recommend that the latest available documents are made available in respect of the planning application.

Given the nature of the site, the sensitivity of the sites hydrogeology with the presence of the principal aquifer, and the nature of the contamination (PFAS chemicals), the key driver for remediation is the risk to controlled waters. The Environment Agency (EA) are the statutory authority in relation to controlled waters and are therefore the lead authority on such matters. It is understood that the assessment process, including the DQRA and development of site remedial targets, has been through liaison and agreement with the EA. It is considered that works to remove PFAS impacted material on site and provision of a suitably protective cover system will mitigate risks to human health. However, there

may be further remediation required once demolition has taken place and further investigation in previous inaccessible areas is undertaken. This is referred to in more detail below.

WRS would raise no objection to the demolition of the above ground structures which would be necessary to allow for the remediation of the site. However, any demolition works must be undertaken with full consideration to the presence of the PFAS/PFOS substances that have been demonstrated to be present within the brick basement structures and foundations, as well as soils and groundwater. The process should be managed so as not to cause migration of those substances around the site or to cross contaminate demolition materials that may be suitable for reuse with those that are unsuitable. The latest remediation specification states that demolition is to be undertaken to ground floor only and not include below ground structures or foundations, services, or drainage.

As well as the presence of PFAS substances there is known to be asbestos material within the building fabric. As such this will need to be subject to the necessary asbestos surveys and removal and disposal by a suitable contractor. The demolition process needs to take account of the possible asbestos within the building fabric and care taken so that asbestos material does not become distributed across the site within soils or demolition material for reuse.

Any demolition strategies and works should be undertaken in line with the latest agreed remediation specification. It may be useful for any program of demolition works or form of demolition method statement to include reference to contamination issues and contingency for dealing with any unexpected contamination issues should anything unforeseen be encountered during the works, as well as management plans for dealing with demolition material.

In addition to the PFOS/PFAS contamination across the site there are other contaminants of concern (such as asbestos, hydrocarbons, elevated gas) that will require further assessment following the demolition process. This has been raised in previous correspondence made by WRS to the NWEDR. Although this application is only for demolition and remediation it is understood that proposals in the future are likely to be for residential housing (this is also referred to in the various contamination assessments) and therefore the site will be needed to be remediated to a residential end use. Large areas of the site where buildings were present have not been investigated. The remediation specification states that further verification samples will be taken for PFAS/PFOS to confirm if present and concentrations, this should be extended to cover all contaminants of concern within these previously inaccessible areas.

WRS would advise that a condition is included to ensure the remedial and verification works are carried out as outlined in the remediation specification.

North Worcestershire Water Management

I note this application is for demolition only, therefore there should be no drainage or flood risk implications.

We are not aware of any drainage assets within the site and considering the surface water flood risk and topography of the site, I do not believe there is any risk of polluting nearby watercourses during the demolition process.

Worcestershire Archive and Archaeological Service

No objection subject to conditions.

1. Written scheme of investigation 2. Completion of written scheme of investigation

WRS - Noise

No Objection

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

Public Comments

13 letters were sent to neighbours 05.04.2024 (expired 29.05.2024)

Site notice displayed 04.04.2024 (expired 28.05.2024)

Press advert published 12.05.2023 (expired 29.05.2024)

One neutral comment has been received which requested consideration for local residents regarding noise, dust and dangers from unforeseen demolition process and that the residents in proximity be kept informed and advised on the process to raise any concerns of risk to human health or property prior and during this proposed work.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP17 Town Centre Regeneration

BDP19 High Quality Design

Others

NPPF National Planning Policy Framework (2023)

NPPG National Planning Practice Guidance

Relevant Planning History

18/01209/FUL	Proposed residential accommodation with care (Class C2) comprising 67 apartments with communal facilities, landscaping and parking	Withdrawn	04.08.2021
16/0191	Demolition of existing buildings and erection of Retirement Living Housing for the elderly (category II type accommodation), including communal facilities, landscaping and car parking and affordable housing. Resubmission of application ref 15/0836	Refused (Appeal Dismissed 14.12.16)	10.05.2016
15/0836	Demolition of existing buildings and erection of 49 Retirement Living Apartments (category II type	Refused (Appeal Dismissed	10.12.2015

accommodation) including communal 14.12.16)
facilities, landscaping and car parking
and 37 affordable apartments

Assessment of Proposal

The Site and its Surroundings

The application site is located within Bromsgrove Town within the defined Town Centre Zone. The site consists of the former Bromsgrove library building, the former fire station building and associated offices. The site has two separate accesses; one off Stratford Road serving the former library and the other off Stratford Road serving the former fire station building. A car repair business is located to the north of the site, with residential properties located to the east on Stratford Road. The High Street is located to the west with the current fire station building facing the rear of a number of High Street units. The Bromsgrove United Reformed Church (URC) is positioned on the southern boundary and Weldron House and Day Centre are located to the south east.

The Proposal

The application seeks full planning permission to demolish all the structures on Windsor Street which comprise a former library, Council office block, former Bromsgrove fire station, accommodation and a training tower for the firefighters.

Bromsgrove District Council have been awarded £14.5m through the Government's Levelling Up Fund to be invested into projects to improve Bromsgrove Town Centre. Four sites in Bromsgrove have been identified as part of the 2040 vision, one of which is the site discussed in this report, Windsor Street. The 2040 Vision will be delivered in several stages. The first stage (January 2022 – March 2025) includes the re-development of the former Market Hall site for flexible workspace, community and food and beverage uses (this was approved at the 18th February 2024 Planning Committee) and site clearance and remediation works on Windsor Street site to unlock the site for residential use and associated public realm improvements. These two projects are part of the Levelling Up Fund programme.

As identified on the Proposals Map the site is located within the Town Centre Zone. The site is allocated by Bromsgrove District Plan Policy BDP17.13 (TC6) as a major mixed use development opportunity which has the ability to enhance and expand the town's retail offer.

Residential Amenity

Policy BDP1: Sustainable Development Principles requires that in considering new development, regard will be had to: *'e) Compatibility with adjoining uses and the impact on residential amenity'*.

The development is bound by built form on all sides. However, the only residential development is located to the north-east on Stratford Road. The application site shares a boundary with No's 4, 6 and 8 Stratford Road.

Members will note the views arising from the publicity process. There is will clearly be disruption during the demolition process, however this will be temporary and it considered acceptable subject to compliance with a Condition and Demolition Statement that can be conditioned as part of any approval.

Contamination

A comprehensive suite of reports and assessments have been prepared regarding this site and the presence of PFAS/PFOS chemicals (per and polyfluorinated alkyl substances) across the site within the soils, groundwater and basement structures. The reports indicate the substances are associated with the history of the site as a fire station and the use and storage of firefighting foams.

It is also noted that there are other contaminants of concern (such as asbestos, hydrocarbons, and elevated gas) on the site.

WRS Contamination has been directly involved in discussions regarding the demolition of these buildings and has provided interim comments. They are currently assessing further reports, and their final comments will be provided in advance to the Planning Committee.

Subject to acceptable comments from WRS and compliance with the agreed assessment and strategies, I am satisfied the buildings can be suitably demolished.

Ecology

The development would have no adverse impact on any statutory or non-statutory designated sites, habitats present on-site were overall considered to be of very limited conservation value, comprising mainly hardstanding and building habitat with areas of species-poor amenity grassland. The loss of such habitats from the site is not considered to constitute a significant biodiversity loss and can be mitigated under any future planning application to develop the site. An informative regarding protected species would be attached to any decision notice to ensure that the applicant takes appropriate measures in the case of protected species.

Conclusion

This application to demolish the former Library, Council Offices and Fire Station Buildings on Windsor Street are required to facilitate wider regeneration plans for the site which are part of the Levelling Up Fund programme.

Final comments from WRS Contamination will be provided prior to the Planning Committee. Subject to those being acceptable, this demolition application is deemed to be acceptable.

RECOMMENDATION: That subject to the final satisfactory comments from WRS Contamination, full 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, drawings and documents:

Location Plan

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

- 3) The demolition works hereby permitted shall be carried out in accordance with the details outlined in the Condition and Demolition Statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- 4) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

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

Reason: In accordance with the requirements of paragraph 211 of the National Planning Policy Framework.

- 5) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 211 of the National Planning Policy Framework.

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

24/00335/FUL

Former Library, Council Offices, Fire Station
and Residential Buildings, Windsor Street,
Bromsgrove, Worcestershire, B60 2BJ

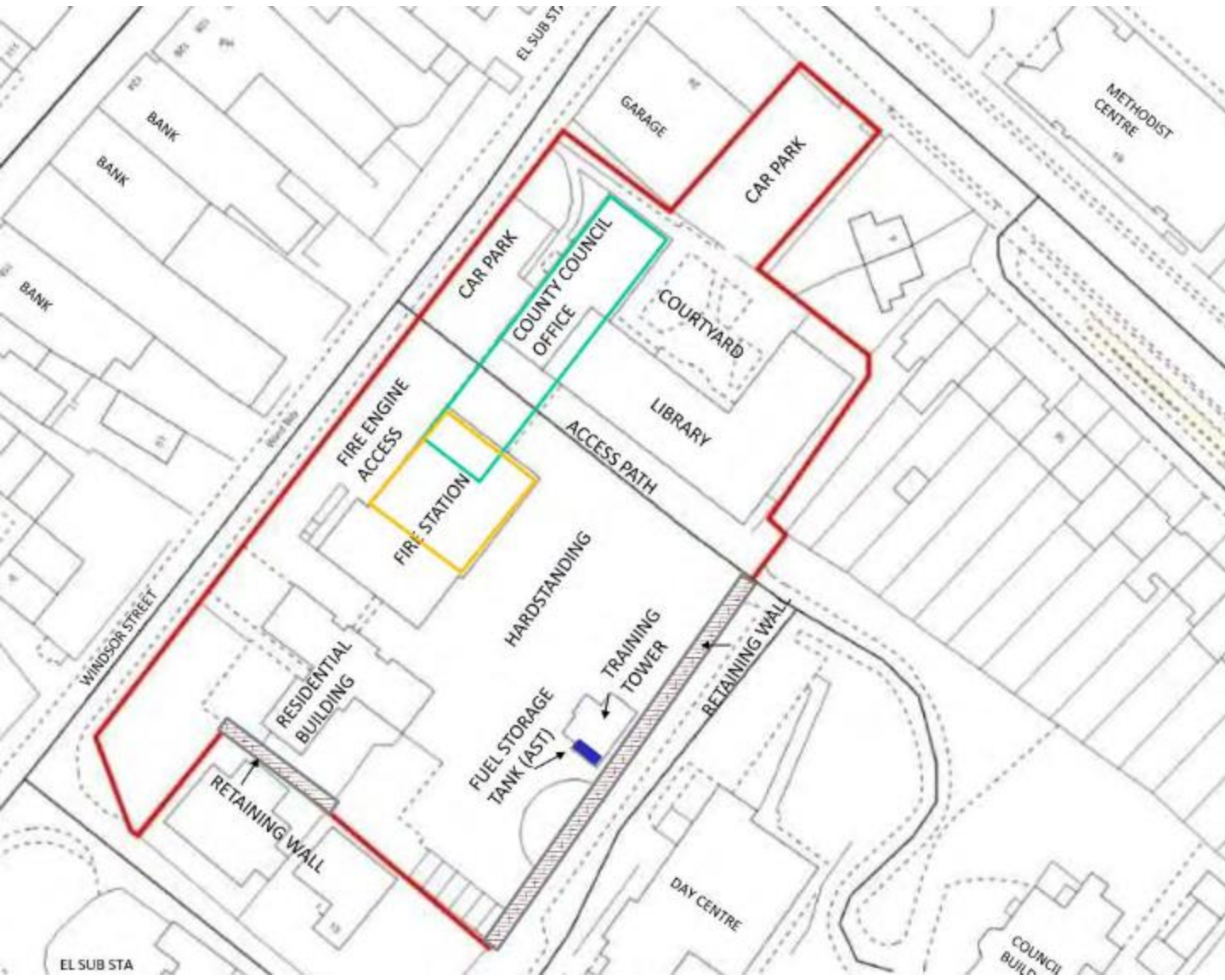
Demolition of existing buildings and associated
site remediation, removal of existing
redundant services and utilities.

Recommendation: That subject to the final satisfactory
comments from WRS Contamination, full planning
permission be GRANTED

Site Location Plan



Site Layout



Site Photographs



View of under-croft providing access through site from Windsor Street



View of Office Block / Library from courtyard hardstanding area



View from Windsor Street of Office Block and Fire Station



View of rear of Fire Station from courtyard hardstanding area



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View of training tower



View of Library from the north



View of Amplett Court from Windsor Street



View of Amplett Court from courtyard hardstanding area

Agenda Item 5

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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Rebecca Crann	Variation of Condition of 4 of planning permission 14/0408 (Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)) to substitute plots 13-16 with alternative house types Land Rear, Algoa House, Western Road, Hagley, Worcestershire		24/00416/S73

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Worcestershire Highways - Bromsgrove

No objection subject to conditions relating to:

- Access, parking and turning facilities
- Visibility splays
- Implementation of construction management plan

North Worcestershire Water Management

No objection, subject to the submission of an updated drainage drawing to reflect changed house types.

Hagley Parish Council

No Objection

Public Comments

10 letters were sent to neighbours 25.04.2024 (expired 19.05.2024)

Site notice displayed 26.04.2024 (expired 20.05.2024)

Press advert published 03.05.2023 (expired 20.05.2024)

No comments have been received.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP5B Other Development Sites

BDP6 Infrastructure Contributions

BDP7 Housing Mix and Density

BDP8 Affordable Housing

BDP12 Sustainable Communities

BDP16 Sustainable Transport

BDP19 High Quality Design
BDP21 Natural Environment
BDP22 Climate Change
BDP23 Water Management
BDP25 Health and Well Being

Others

NPPF National Planning Policy Framework (2023)
NPPG National Planning Practice Guidance
National Design Guide
Bromsgrove High Quality Design SPD

Relevant Planning History

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)).	Approved	08.03.2023
14/0408	Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)	Approved	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 subsequently been built. To the north-east is open countryside located in designated Green Belt. To the south-east is mainly 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 is open countryside located in designated Green Belt. The site is allocated as a Development Site in the Bromsgrove District Plan.

Proposal Description

Section 73 of the Town and Country Planning Act 1990 allows an application to be made for permission to develop without complying with a condition previously imposed on a planning permission. A section 73 application can either seek the removal of a previously imposed condition or it may seek to vary the wording a condition previously imposed. In this case, the application proposes to vary Condition 4 attached to planning permission reference 14/0408 to swap the SL1 and SL2 approved dwellings which are stepped units

with a one storey bungalow appearance at the front which step down to the rear. To a more standard house type which does not require a stepped unit for these dwellings. If successful, relevant plans approved under application 14/0408 would be substituted by plans submitted by the applicant under this application.

Following the relevant discharge of conditions. Development has commenced on site in February 2024.

A section 106 Agreement (S106) was completed for the application. The legal agreement was worded such that, if a s73 consent is granted (such as this application), the obligations in the S106 legal agreement (such as affordable housing, education, off site open space, etc) shall relate to the new s73 consent. This was specified in Section 17 of the agreement. Therefore, a supplemental deed/new legal agreement is therefore not required in this case.

Layout and Design

Since acquiring the site, the current developer seeks to make changes to the appearance of the development and has submitted amended floorplans and elevations together with a site layout plan to reflect those changes.

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

- Proposing to swap the SL1 and SL2 dwelling types on plots 13-16 which are stepped units with a one storey bungalow appearance at the front which step down to the rear. To a more standard house type which does not require a stepped unit design for these dwellings.
- Reconfigured access and parking arrangement for plots 13-16
- Minor changes to the elevational treatment.

The elevational and layout changes to the dwellings are acceptable. The height, scale and massing of the development while altered based upon the submitted levels information is satisfactory. Overall, the changes in terms of design are acceptable. The proposed development is in accordance with the BDP19, the Bromsgrove High Quality Design SPD and the NPPF.

Other Matters

Technical matters regarding the number of affordable housing, flood risk, drainage, ecology and biodiversity, air quality, noise, and contaminated land were assessed in detail on the previous applications and were considered acceptable (subject to relevant conditions). Officers consider the changes to the plans under this application do not result in any material change to these matters, subject to relevant conditions being imposed.

Conclusion

In conclusion, the proposed changes are considered to comply with Bromsgrove District Plan policies, the Bromsgrove High Quality Design SPD and the provisions of the NPPF. Therefore, in conclusion, the application is recommended for approval, subject to conditions. Under section 73 applications, conditions attached to the original consent are

carried across to the new section 73 application where those conditions continue to have effect. The recommendation below together with conditions, where they are required to be amended, reflects this.

RECOMMENDATION: That planning permission be **GRANTED**

Conditions:

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

5563-01D Location Plan

2332-03-02 Rev B - Proposed Site Layout

H-4-1625-ELY

H-5-2171-SEYMOUR

H-5-2381-WEBB

Planning Drawing - House Type J4 (4 bed detached) - Plots 1, 3, 12, 25 & 26 (handed)

Planning Drawing - House Type J5 (4 bed detached) - Plot 21

Planning Drawing - House Type M (4 bed detached) - Plot 22

Planning Drawing - House Type N (3 bed detached/link detached) - Plots 4, 7 & 8 (link-detached) & 20

Planning Drawing - House Type W1 (4 bed detached) - Plot 2

Planning Drawing - House Type AF2 (2 bed terrace) - Plots 9, 10, 11, 17, 18 & 19

Planning Drawing - House Type 920 (3 bed semi) - Plots 5, 6, 23 & 24

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

2. The materials to be used externally on the development hereby authorised shall comply with the details outlined within External finishes schedule - Rev.

Reason: To ensure that the external appearance of the building is satisfactory.

3. The approved Construction Environmental Management Plan (CEMP) Report by Worcestershire Wildlife Consultancy shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the Bromsgrove District Local Plan and Paragraph 180 of the NPPF.

4. All trees to be retained within the site or within influencing distance of any ground or development work on any adjoining land are to be afforded protection in accordance with BS5837:2012 recommendations throughout the works.

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

5. All pruning of trees should be in accordance with BS3998:2010 recommendations.

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

6. No ground level alteration work should be carried out with 2 metres of the general hedge line on the Eastern and Western boundaries of the site.

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

7. Any section of the access road that falls within the RPA of G1 is to be installed by use of suitable grade of No Dig construction and be porous in nature as to minimise the effect on the water and gaseous exchange levels currently available to these trees.

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

8. The development should comply with the approved Landscape and Ecological Management Plan (LEMP) by Worcestershire Wildlife Consultancy (2013/221 D). The approved landscape and ecology measures shall be implemented in accordance with the details outlined in the implementation and management sections of the report unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the Bromsgrove District Local Plan and Paragraph 180 of the NPPF.

9. No dwelling hereby approved shall be occupied until the access, parking and turning facilities that that individual property to the nearest public highway has been provided as shown on drawing BK20502A.

Reason: To ensure conformity with submitted details.

10. The development hereby approved shall not be occupied until the visibility splays shown on drawing BK20502A have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

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

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

12. No new buildings, structures (including gates, walls and fences) or raising of ground levels within 8 metres of the top of any bank of the Gallows Brook or on land at or below 106.4m AOD inside or along the boundary of the site.

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

13. No part of the development hereby approved shall be occupied until all soft landscaping has been planted in accordance with the specification given on the detailed planting plan as to be approved by way of the reserved matters application. If within a period of 5 years from the date of planting any part of that scheme, or any replacement planting, is removed, uprooted, destroyed/critically damaged, dies or becomes, in the opinion of the local planning authority, seriously defective, replacement planting of the same size and species as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In order to add character to the development and to integrate the development into the area.

14. Unless otherwise agreed by the Local Planning Authority development, the development should be implemented in accordance with the recommendations and measures outlined in the following reports.

Report 1- Supplementary Geo-environmental Assessment Report for a proposed residential development to the rear of Algoa House, Western Road, Hagley. Report by GIP dated 24th May 2023 ref: KCD/32071/A(Final).

Report 2 - Remedial Strategy and Verification for a proposed residential development to the rear of Algoa House, Western Road, Hagley. Report by GIP dated 24th May 2023 ref: KCD/32071/B. Rev 2 Issued 18th July 2023. Final

Report 3 - Soil Contamination Discovery Strategy - Land to the rear of Algoa House, Western Road, Hagley. Report by GIP dated 24th May 2023 ref: KCD/32071/C(Final).

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

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved

remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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

15. The development should comply with the approved Water Management Statement February 2023 by Structural Design Services Limited. Prior to the commencement of plots 13-16 an updated surface water drainage strategy for these plots shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

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

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

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24/00416/S73

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

Variation of Condition of 4 of planning permission
14/0408 (Residential development comprising the
erection of 26 dwellings - Outline Application (including
details of Access, Layout, Scale and Appearance)) to
substitute plots 13-16 with alternative house types

Recommendation: Approve

Site Location Plan

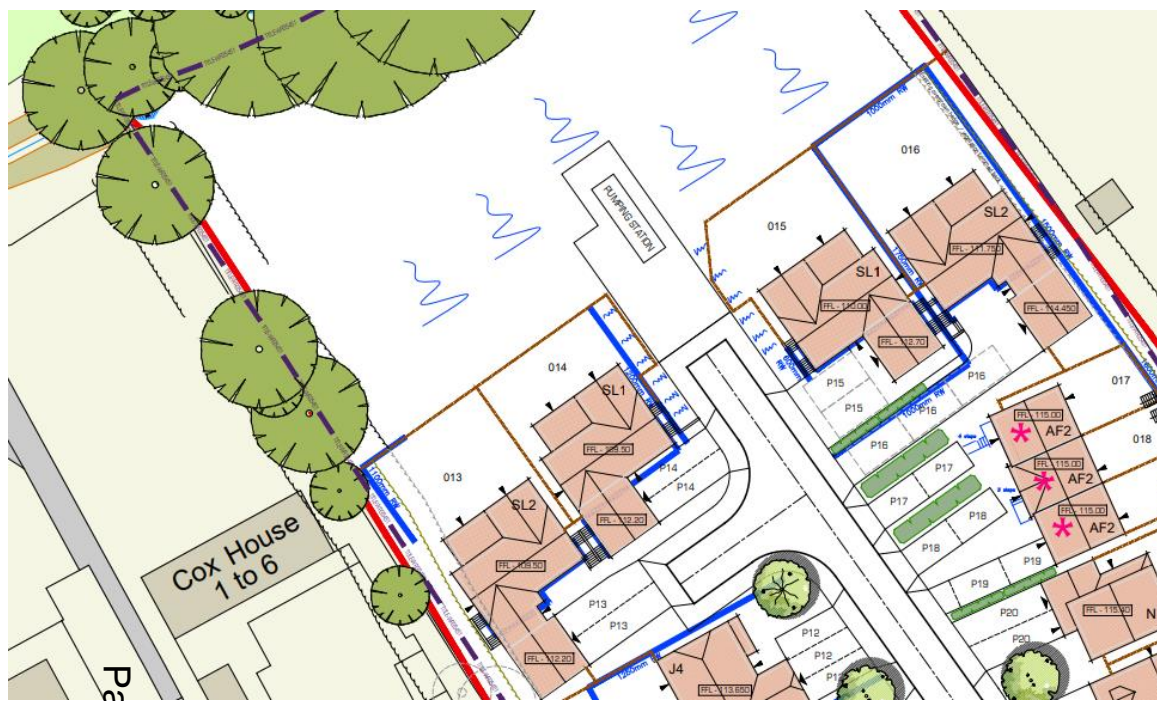


Proposed Layout



Comparison between Layouts

Approved



Proposed



Replacement House types Seymour (Plot 15)



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Ely (Plot 14)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Webb (Plots 13 & 16)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Agenda Item 6

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Planning Performance Information Quarter 4 (1 January 2024 – 31 March 2024)

Responsible Portfolio Holder	Councillor Kit Taylor
Responsible Head of Service	Ruth Bamford

1.0 Purpose of Report

- 1.1 To receive an item of information in relation to planning performance and the outcomes of recent planning appeal decisions. Officers will answer any related questions at the meeting as necessary.

2.0 Recommendation

- 2.1 The Committee is asked to **RESOLVE** that this item of information is noted.

3.0 Report

- 3.1 This report provides details on the determination timescales for planning applications and planning appeals at Bromsgrove District Council when tested against the Government set timescales. This paper seeks to provide Members with a quarterly breakdown where applicable. Appendix One to this report contains a list of planning appeals determined in the relevant quarter.

3.2 Background

- 3.3 In September 2022, the Planning Advisory Service (PAS) undertook a review of the practices, procedures and performance of Bromsgrove District Council's Planning Committee. The reviewer observed Planning Committee meetings and reviewed relevant information, as well as interviewing key officers, Councillors and regular contributors to the Planning Committee process.
- 3.4 The review was published in March 2023. The review recommended that planning application performance and appeal decisions should be reported to and discussed by the Planning Committee to help further improve performance. The review can be viewed on the District Council website here: [Bromsgrove Planning Committee Review](#).

3.5 Planning Statistics

- 3.6 On a quarterly basis, Local Planning Authorities supply information to the Department for Levelling Up, Housing and Communities (DLUHC) on planning application type, volume, the speed of determination and other matters such as the number of planning Enforcement Notices, Breach of Condition Notices, Certificates of Lawfulness and Notification applications. The Government then use this information to publish planning performance data for each Local

Authority that assesses the speed of decision making and the quality of decision making for major and non-major applications.

4.0 Definitions

4.1 The definition for major applications is set out in [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015 \(legislation.gov.uk\)](#) (DMPO). Generally, all other applications fall under the non-major application definition.

4.2 As defined in the DMPO, a major development is any application that involves:

- Mineral extraction
- Waste development
- Residential development of between 10 or more dwellings
- Residential development on a site area of 0.5 hectares or more and the number of dwellings is unknown
- Development of floorspace of 1,000 square metres or more
- Development on sites over 1 hectares or more

4.3 In general terms, a non-major development is any application that involves:

- Residential development of between one and nine dwellings
- Development where the floorspace is less than 1,000 square metres
- Development on sites less than 1 hectare
- Gypsy and traveller sites – up to nine pitches

5.0 Speed of Decision-Making

5.1 Planning performance is based on a two-year rolling assessment period and measures the speed of decision-making.

5.2 Speed of decision-making is measured by the proportion of applications that are decided within the statutory determination period (8 weeks for non-major applications and 13 weeks for major applications), or an agreed extended period of time.

5.3 The Government requires a minimum of **60%** of major and **70%** of non-major applications to be determined in time, or within an agreed extension of time.

5.4 Underperformance for speed of decision-making is when a Local Planning Authority determines a lesser proportion of applications in time compared to the required threshold.

5.5 Bromsgrove District Council Speed of Decision-Making Figures

- Speed of decision-making for major applications over the rolling two-year period = **89.5%**

- Speed of decision-making for non-major applications over the rolling two-year period = **85.5%**

NB: The Government requires a minimum of **60%** of major applications and **70%** of non-major applications to be determined in time, or within an agreed extension of time.

Source: These are internal Officer level calculations.

6.0 Quality of Decision-Making

- 6.1 The information on the quality of decision making is published on an annual basis in the first quarter of the year and looks at the Local Planning Authority's performance over a two-year period. The performance data looks at the number of major and non-major applications determined by the District Council, how many have been refused, how many decisions have been appealed and how many appeals have been allowed. It then expresses the result of a percentage of the total applications in those categories.
- 6.2 Quality of decision-making is measured by the proportion of total decisions, or non-determinations, that are allowed at appeal. Fundamentally the performance measure is assessing how many applications the Authority has refused that have gone to appeal and the decision has been overturned by the Planning Inspectorate. The Government have set the maximum threshold that no Authority should exceed **10%** of decisions overturned at appeal.
- 6.3 The current published data runs for the period April 2021 to March 2023 and the next set of published data will run from April 2022 up to March 2024 and is expected to be published in the first quarter of 2025. The data is intentionally nine months behind the date of publication to allow a time lag for appeals in the pipeline to be determined.
- 6.4 Underperformance for quality of decision-making (represented by the proportion of applications that are subsequently overturned at appeal) is when an Authority achieves a higher proportion of applications overturned at appeal compared to the required threshold.
-

6.5 Bromsgrove District Council Quality of Decision-Making Figures

- Quality of decision-making for major applications for the most recent period available (April 2021 – March 2023) = **5.7%**
- Quality of decision-making for non-major applications for the most recent period available (April 2021 – March 2023) = **1.8%**

NB: The Government requires that no Local Planning Authority should exceed 10% of decisions overturned at appeal.

Source: Table 152a and 154 [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk/live-tables-on-planning-application-statistics)

7.0 Further Statistical Information

- 7.1 Members can access further information relating specifically to applications received and determined, application types, outcomes and those relating to a particular geographical area of the District, by using the Public Access advanced search and completing the relevant drop-down options. Guidance on how to use the advanced search function of Public Access can be found in the Public Access User Guide.
- 7.2 Planning Application statistics for all Local Planning Authorities across England are also published on a quarterly basis by DLUHC. Information on planning application statistical performance is available on the GOV.UK live tables. The tables can be accessed here: [Live tables on planning application statistics - GOV.UK \(www.gov.uk\)](https://www.gov.uk/live-tables-on-planning-application-statistics).
- 7.3 The Planning Inspectorate also publishes statistics in relation to their timeliness with planning appeals, which can be accessed here: [Statistics at The Planning Inspectorate - Planning Inspectorate - GOV.UK \(www.gov.uk\)](https://www.gov.uk/statistics-at-the-planning-inspectorate)
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8.0 Bromsgrove District Council Appeal Decisions

- Number of major appeals allowed in Quarter 4 and dismissed in Quarter 4:
Allowed = 0
Dismissed = 1
 - Number of non-major appeals allowed in Quarter 4 and dismissed in Quarter 4:
Allowed = 3
Dismissed = 8
- 8.1 A list of appeal decisions received in Quarter 4 are provided in Appendix One attached to this report.
-

9.0 Financial, Legal, Policy and Risk Implications

- 9.1 It is important to manage and monitor the speed of decision-making and the quality of decision-making.

10.0 Consultation

- 10.1 There has been no consultation other than with relevant District Council Officers.

11.0 Author of Report

11.1 The author of this report is Dale Birch (Development Management Manager) who can be contacted on 01527 881341 or d.birch@bromsgroveandredditch.gov.uk for more information.

12.0 Appendices

12.1 Appendix One
Appeal Decisions: Quarter Four

Appendix One Appeal Decisions: Quarter Four

Major Appeal Decisions Quarter 4 (1)

Application Reference	22/01066/OUT
Appeal Reference	APP/P1805/W/23/3325834
Site	Land at Intall Fields Farm, South of Stoke Pound Lane, Stoke Prior, Bromsgrove
Proposal	78 new dwellings and a flexible commercial/community use building with associated access, infrastructure, landscaping, and open space provision; considering access into the site only and with all other matters reserved
Inspectorate Decision	Dismissed
Date of Decision	6 February 2024

Non-Major Appeal Decisions Quarter 4 (11)

Application Reference	22/00106/FUL
Appeal Reference	APP/P1805/W/23/3324083
Site	1 Clewshaw Cottage, Clewshaw Lane, Wythall, B38 0EE
Proposal	Construction of a four-bedroom dwelling below ground level on residential land east of 1 Clewshaw Cottage
Inspectorate Decision	Dismissed
Date of Decision	26 January 2024

Application Reference	21/00298/INV
Appeal Reference	APP/P1805/C/23/3326094
Site	Land junction of Sugarbrook Lane and Stoke Pound Lane, Stoke Pound, Bromsgrove, B60 4LH
Proposal	Material change of use of the Land from use for agriculture to a mixed use comprising agriculture and the storage of a metal shipping container and horse box
Inspectorate Decision	Dismissed and Enforcement Notice upheld
Date of Decision	30 January 2024

Application Reference	22/01324/FUL
Appeal Reference	APP/P1805/W/22/3313598
Site	Fields off Icknield Street, Beoley, B98 9AH
Proposal	Erection of a new agricultural building
Inspectorate Decision	Dismissed
Date of Decision	1 February 2024

Application Reference	22/01460/FUL
Appeal Reference	APP/P1805/W/23/3325478
Site	12 Kings Meadow, Holy Cross, DY9 9QR
Proposal	Erection of a two-storey side extension to No 12 Kings Meadow and the erection of a new detached dwelling
Inspectorate Decision	Dismissed
Date of Decision	6 February 2024

Application Reference	23/00224/FUL
Appeal Reference	APP/P1805/D/3330282
Site	1 Poplar Drive, Barnt Green, B45 8NQ.
Proposal	Ground floor front and rear extensions with first floor extension over existing garage
Inspectorate Decision	Allowed
Date of Decision	6 February 2024

Application Reference	21/00136/INV
Appeal Reference	APP/P1805/C/22/3312327 (Appeal A)
Site	Parkland House, Brockhill Lane, Beoley, B98 9DA
Proposal	Erection of a two-storey extension, two-storey outbuilding, detached double garage/log store and gates and piers
Inspectorate Decision	Dismissed: Erection of a two-storey extension, two-storey outbuilding, detached double garage/log store Allowed: Gates and piers
Date of Decision	13 February 2024

Application Reference	22/00671/FUL
Appeal Reference	APP/P1805/D/22/3306135 (Appeal B)
Site	Parkland House, Brockhill Lane, Beoley, B98 9DA
Proposal	Construction of gates and gate piers
Inspectorate Decision	Allowed
Date of Decision	13 February 2024

Application Reference	22/00731/FUL
Appeal Reference	APP/P1805/D/22/3307152 (Appeal C)
Site	Parkland House, Brockhill Lane, Beoley, B98 9DA
Proposal	Construction of two storey front extension to dwelling
Inspectorate Decision	Dismissed
Date of Decision	13 February 2024

Application Reference	22/00752/FUL
Appeal Reference	APP/P1805/D/22/3307171 (Appeal D)
Site	Parkland House, Brockhill Lane, Beoley, B98 9DA
Proposal	retention of detached garage outbuilding with amendments to reduce its height to single storey with pitched roof
Inspectorate Decision	Dismissed
Date of Decision	13 February 2024

Application Reference	22/01154/S73
Appeal Reference	APP/P1805/W/22/3312334 (Appeal E)
Site	Parkland House, Brockhill Lane, Beoley, B98 9DA
Proposal	Development of land without complying with conditions subject to which a previous planning permission was granted
Inspectorate Decision	Dismissed
Date of Decision	13 February 2024

Application Reference	23/00462/S73
Appeal Reference	APP/P1805/W/23/3331687
Site	The Spinney Lilley Green Road, Alvechurch
Proposal	Development of land without complying with conditions subject to which a previous planning permission was granted
Inspectorate Decision	Dismissed
Date of Decision	25 March 2024
