

**Bromsgrove District Council
Planning Committee**

**Committee Updates
2nd July 2018**

17/01191/FUL Land Between The Croft And Hopwood Garden Centre, Ash Lane

One additional comment has been received from The Gables, Ash Lane relating to drainage as follows:

"One of the big issues we suffer with on the opposing side of the lane to the new proposal is flooding. As we sit in the bottom of a valley the fields opposite act as a flood plain for us. Even then in heavy rain we suffer with excess water flooding the driveway.

Can I please request if permission is granted that part of the acceptance is that the developer installs a drain and deep soak away in front of the drive entrances to those that suffer with flooding, this would be inexpensive in the scheme of the build and assist us as removing those flood plains will only heighten the problem?"

A drainage condition will be attached to any approval, this will satisfactory address any drainage concerns. Therefore these comments do not change the officer recommendation.

A further condition is recommended to address ecological matters:

10) Prior to the commencement of development hereby approved, a scheme for the provision of bat roosts and bird boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority. Thereafter, the bat roosts and bird boxes shall be retained in perpetuity. All proposed works shall be carried out in accordance with the recommendations as set out in the Preliminary Ecological Appraisal by Ridgeway Ecology Ltd dated 5th April 2018.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard BDP21 of the Bromsgrove District Plan and Paragraph 109 of the NPPF.

17/01363/FUL Land At Corner Of Redhill Road And Redditch Road, West Heath

Consultations

Sport England

Comments summarised as follows:

The site is an existing unattached playing field containing 4 football pitches and a non-turf cricket pitch. The proposal involves the development of the site as a home ground facility for Alvechurch FC, comprising a floodlit 3G Artificial Grass Pitch (AGP) with stand and clubhouse/pavilion building, a floodlit grass pitch, three further grass pitches, car parking and associated works.

The proposals are considered to accord with exceptions E2 and E5 of Sport England's policy and

the guidance in Paragraph 74 of the NPPF. Sport England raise no objections to the application subject to the imposition of the following planning conditions:

Condition 1

No development shall commence until further details of the design and specification of the proposed 3G artificial grass pitch, proposed changing pavilion and associated works have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The AGP shall not be constructed other than in accordance with the approved details.

Reason : To ensure that the development is fit for purpose and sustainable

Condition 2

Use of the development shall not commence until:

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose, sustainable and provides sporting benefits

Condition 3

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the proposed 3G AGP and associated facilities and include details of pricing policy, sinking fund, hours of use, access by non-football club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

Assessment of Proposal

Policy BDP.19 (High Quality Design) taken from the Bromsgrove District Plan comments that the Council will deliver high quality people focused space through:

- d. Ensuring all non-residential developments meet the BREEAM (Building Research Establishment Environmental Assessment Method), 'very good' standard or other successor guidance. It is therefore recommended that an additional condition (listed as Condition 17) be attached to the consent should members be minded to grant permission.

The recommendation remains as that printed on Page 25, Agenda Item 6 of the main report papers

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:

- a) The satisfactory completion of a planning obligation (Unilateral Undertaking) to ensure that the shuttle bus arrangements detailed in the Mayer Brown technical note**

21/05/2018 Rev A are provided and

b) The conditions set out below:

Conditions:

(Conditions 1 to 16 as set out on pages 26 to 29 of the main agenda report), plus the following conditions:

17) Prior to the first occupation of the development hereby permitted a report must be submitted to the Local Planning Authority which clearly demonstrates that the development has met the BREEAM 'Very Good' standard (or a successor equivalent).

Reason: In accordance with Policy BDP19 of the Bromsgrove District Local Plan.

18) No development shall commence until further details of the design and specification of the proposed 3G artificial grass pitch, proposed changing pavilion and associated works have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The AGP shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the development is fit for purpose and sustainable

19) Use of the development shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and

(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is fit for purpose, sustainable and provides sporting benefits

20) Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the proposed 3G AGP and associated facilities and include details of pricing policy, sinking fund, hours of use, access by non-football club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

18/00488/FUL Land At Hollow Tree Lane, Targebigge

Highways update

Following discussions regarding the proposed viability splay, the applicant has commissioned a speed survey. The results of this survey have been assessed and the proposed 2.4m x 70m is considered acceptable. The recommendation under the highways section of the report remains unchanged.

18/00529/FUL 4B Truemans Heath Lane, Truemans Heath

The applicant has responded to a number of comments raised during the consultation by Local residents, please see comments submitted on 29th June;

"Waste Collection - The design guidelines require residents to walk to a bin to a collection point which we have located adjacent to the passing space. This bin collection area is approximately 20 metres from the public highway. Which our Transport Consultant advises is satisfactory.

Drainage - We have noted the request from your Drainage Engineer for a condition in regards to site drainage. We are happy to comply with that condition, and are appointing drainage engineers to provide the necessary information to you assuming that planning permission is granted. I am advised that the application site has never been subject to flooding even in the recent storm event.

Amenity Concerns - The complainants on Hollywood Lane suggest that they will be overlooked and the new development is too close, but they have 150ft long rear gardens with large trees, shrubs and laurel on the boundary. At present the Status offices are tight onto this. Plots 15 & 16 Lint Meadow do not overlook the yard but overlook gardens of 8 & 10 Truemans Heath Lane. 10 Crophorne Drive is down as an objection this is not so she is neutral. The complainants of 4.4a.6.8.10. Truemans Heath Lane state they will be overlooked they have at least 60ft rear gardens with large trees, conifers and laurel to the boundary.

Planning History - residents have referred to an earlier appeal for a block of flats on the site, but that was materially larger than the present proposals. It is to be noted that Lint Meadow was allowed as a backland development and the dwellings there are similar to the application proposals on this site."

Comments were received from the County Councillor for Wythall Adam Kent on Monday 25th June. Concerns were raised in respect of the loss of jobs at the site, the density of the development, parking arrangements, drainage and access.

In respect of the loss of local jobs, Bromsgrove currently has sufficient land allocated for business uses within the District. The existing site is within the residential area and therefore a residential use is considered to be more appropriate in this location. All the other issues raised have been addressed within the officers report.

18/00560/FUL Richmond House, Icknield Street

No Updates