

Applicant	Proposal	Plan Ref.
C/O Meedhurst Project Management	Minor material amendments to approved plans of application reference number: 15/1008 involving the construction of 5 no blocks of Assisted Living Units (totalling 20 units) and 1 no. block of Close Care Units (totalling 21 units) as part of the retirement community (Use Class C2). 23 Greenhill, Burcot Grange Burcot, Bromsgrove Worcestershire B60 1BJ	18/00811/S73

RECOMMENDATION:

- (a) Minded to **APPROVE PLANNING PERMISSION**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application following the satisfactory completion of a suitable planning obligation relating to:
- i) The prevention of the implementation of more than one of the three planning permissions granted or recommended to be granted for similar developments on the proposed site, namely planning permission 10/0337 (as augmented by Lawful Development Certificate 13/0559), planning permission 15/1008 and planning permission 18/00811/S73.
 - ii) £9453 capital contribution for NHS Primary Care Commission to mitigate the primary care impacts arising from the proposed development which would be used for medical infrastructure at Davenal House, Birmingham Road, Bromsgrove
 - iii) £24891 for Worcestershire Acute Hospitals NHS Trust related to the generation of extra interventions.
 - iv) £1044.80 for bin collection and waste management services to Bromsgrove District Council.

Consultations

Lickey and Blackwell Parish Council

No objections

Worcestershire County Council Highways

No objections since there would not be an unacceptable impact on highway safety

Conservation Officer

- No objections.
- No 23 Greenhill, also known as Burcot Grange, is considered to be a non-designated heritage asset, therefore the proposed development is within the setting of a non-designated heritage asset.

- The rationalisation of dormers would be an enhancement to the previously approved plans (15/1008), as this better reflects the character and appearance of the original Burcot Grange house.
- The design is less cluttered and top-heavy in appearance than was previously approved
Closed Care Unit (CCU) - the proposed amendment in the roof pitch from the initial scheme under this application from 40 to 45 degrees is a positive feature addressing previous concerns that the roof pitch was too shallow within the setting of a main building which has relatively steep roof pitches.
Assisted Living Units (ALU's) - The shallower proposed roof pitches would not harm the character and appearance of the non-designated heritage asset due to their distance away from the original Burcot Grange building. Moreover, the ALUs would not generally be viewed in conjunction with the original Burcot Grange building.
 Therefore, overall, the proposed development would sustain the setting of the non-designated heritage asset, thus complying with BDP20 of the Bromsgrove Local Plan (2017).

Tree Officer

Objections to the proposed layout unless specific updated conditions are imposed on any permission granted.

- There would be incursions by the footprints of the ALU blocks 2,3 and 5 into the root protection areas of various trees including Corsican Pine, Line and Cedar.
- Justifies use of digging with 'air spade' rather than hand dug excavations and in the case of block 5 there is a need for a pile and beam foundation for part of the foundations. An 'air spade' is excavation by pressurised air which digs trenches several cms deep each pass and does not significantly damage tree roots. Pile and beam foundation is posts/piers set into the ground to support the building on beams to allow air and water to permeate the soils beneath.
- Parts of the access road would cause incursions to three beech trees and need to install by the use of no dig construction over existing ground levels.
- The proposed storm water drainage system would cause and into the root protection areas (RPA's) of four trees which justifies either the redesigning of the drainage system or excavations undertaken by air spade.
- Implement the construction exclusion zones, ground boarding and protective fencing recommended in the Aspect Arboriculture Report and Method Statement and subsequent amendments submitted with the two previous applications

Worcestershire Wildlife Trust

No objections with the reasoning that since the proposal involved material changes to the design for a similar development and does not involve demolition, the usual requirement for a biodiversity enhancement condition is not appropriate

North Worcestershire Water Management

No observations since the proposed amendments will not have any drainage or flood risk impact.

Waste Management:

The width of proposed access track and turning area radii would be adequate for the manoeuvring of waste vehicles. No objection provided that a financial contribution of

£1044.80 is secured to secured by planning obligation to fund 20 grey and 20 green bins for use by the future occupants of the 20 ALU units. It is also subject to a suggested condition that service vehicles approaches to the proposed refuse areas be denoted, on the ground, by hashes to discourage vehicles using it as additional parking spaces.

NHS Medical Infrastructure

No objection but only if financial contributions of £9453 is secured. A detailed supporting reasoned justification is provided and can be summarised as follows:

- It is likely to impact the services provided by one GP practice – Davenal House, which does not have capacity for the additional growth resulting from the development
- The development would give rise to a need for improvements in the capacity which requires additional capital for additional floor space

NHS Worcestershire Acute Hospitals NHS Trust

No objection but only if financial contributions of £9453 are secured. A detailed reasoned justification is provided which can be summarised, as follows:

- The Trust is currently operating at full capacity in respect of acute and planned health care services, which includes A & E.
- This is unanticipated demand beyond planned growth and funding of services cannot be achieved by other means.
- The existing services for acute and planned health care are unable to meet additional demand as a result of the proposed development of 41 additional beds in the proposed development.
- The proposed development will generate 62 interventions which is costed at £9453

Public Notifications

- Seven neighbour notification letters sent 27/09/18 (expired 21/10/18)
- One site notice displayed 20/03/19 (expired 13/04/19)
- Press notice published 29/03/19 (expired 15/04/19)

No representations received

Relevant Planning Policies

Bromsgrove District Plan

- BDP1 Sustainable Development Principles
- BDP4 Green Belt BDP6 Infrastructure Contributions
- BDP6 Infrastructure Contributions
- BDP10 Homes for the Elderly
- BDP12 Sustainable Communities
- BDP19 High Quality Design
- BDP20 Managing the Historic Environment
- BDP21 Natural Environment
- BDP24 Green Infrastructure

Others

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

Site Description and Background

The site fronts the north west side of Greenhill a relatively narrow rural road fronted by hedgerows and trees and sporadic wayside dwellings between Burcot and Blackwell and lies within the Green Belt

The site comprises 'Burcot Grange', a large care home and its large grounds in a parkland setting. The property was built as dwelling for a Victorian industrialist towards the end of the 19th century in a Tudor Revival style and converted to a hospital in the 1930's and a care home in 1992. The grounds which slope downwards toward the rear contain various mature trees many of which are protected by Tree Preservation Orders (TPO's), lawn, ornamental pond and a network of pedestrian paths through the grounds

There is also a care home called Burcot Lodge on the adjacent site, to the north east, which has recently been constructed to implement planning permission 15/0703, listed below. It is accessed from the same junction with Greenhill as Burcot Grange and front drives serving the front of Burcot Grange. There are also pedestrian links from the rear grounds of Burcot Grange.

Relevant Planning History

Application site

- Ref. 15/1008. The provision of 20 Assisted Living Units and 25 Close Care Suites, together with communal facilities to form a continuing care retirement community, (Use Class C2).
Planning permission granted
Approved 13/06/16 subject to a legal agreement effectively revoking the previous planning permission - 10/0337, and subject to a condition stating it must be begun within 3 year i.e. 13th June 2019. A material commencement has not been made, to date.
- Ref 13/0559. Certificate of Lawfulness certifying that there had been a material commencement on the implementation of planning permission 10/0337.
Approved 18/08/14
- Ref. 10/0337 - Demolition of existing outbuildings and extensions and erection of extension to provide new care beds, care suits and a dementia unit, subject to 22 conditions.
Approved - 14/04/10.

33 Greenhill – The Uplands Burcot Grange – (Adjacent and linked site (north-east))

- Construction of new 50 bed dementia care home
Approved - 23/11/15,

Proposed Development

Approval is sought under Section 73 of the Town and Country Planning Act, for the variation of condition 2 on planning permission 15/1008 which listed the approved plans and substitute it with the drawings submitted under this application – 18/0811/S73. The description of the development is the summary of these changes confirmed by the applicant. In particular, it was clarified that it would now involve a reduction in the number of close care suite from the approved 25 to the proposed 21 units.

In terms of proposed built from the close care building involves a proposed building parallel to and relatively close to the rear (north-west) elevation of Burcot Grange, and would have predominantly three storey with some two storey elements.

The proposed assisted living units would be in 5 two storey blocks and groups of parking spaces and refuse storage area fronting a proposed vehicular driveway which would be an average of 4.1 metres wide. This would be situated towards the bottom (north western end) of the grounds situated amongst groups of mature trees, some of which are set on raised banks.

In terms of the proposed physical changes between the two schemes the applicant has submitted a schedule of variations to support the proposed plans and elevations which can be summarised as follows:

Close Care Suites (CCS)

- Simplifying the roofscape by omission of some dormers
- Projection at lower ground level with terrace above on north west elevation, would be omitted
- Adjustments to fenestration to suit internal layout which involves a reduction from 25 to 21 units.
- Floor areas have not been increased from those approved

Assisted Living Units (ALU's), generally

- Simplify the roofscape whilst retaining the architectural style
- Adjustments made to fenestration to suit internal amendments
- No floor area increase
- Minor alterations to footprints of each block to accommodate amendments to the layout
- Communal entrances with stairs and lifts to units at first floor have been omitted
- Layout of units at first floor level have been amended to incorporate an internal stair well and platform lift

Site Plan

- Additional 7 no. car parking spaces between CCS building and ALU block 1, such that each CCS and ALU can have an allocated parking space
- Minor adjustments to access road and footpath routes to facilitate vehicular access of larger vehicles eg for refuse.
- Refuse and recycling storage enclosures added adjacent to proposed parking bays

In terms of comparison between height of ridges and eaves between the approved plans for the CCS building and the current proposal the roof pitch would decrease

from 50 to 45 degrees, it would raise the ridge height by an average of approximately 0.3metres and lead to a 300 cubic metre volume increase of the CCS building. However, the ALU buildings would generally have lower ridge heights and less steeply pitched roofs than the approved plans for 15/1008 which would result in a volumetric reduction of 792 cubic metres. The overall cumulative volume of the proposed buildings would be reduced by approximately 240 cubic metres.

ASSESSMENT

It is considered that there are four main issues:

Issue 1: Green Belt - Whether this is inappropriate development falling outside one of the categories which are exceptions to Green Belt policy and whether it would cause unacceptable harm to openness and the purposes of green belt policy and inappropriate whether there are very special circumstances to clearly outweigh the harm.

Issue 2: Whether the proposed development represents high quality design and which does not unacceptably harm the setting and significance of Burcot Grange, an undesignated heritage asset.

Issue 3: The effect of the proposed development on the green infrastructure of the grounds of the Burcot Grange. Green infrastructure is the manage network of green spaces and connects urban areas.

Issue 4: The effect of the increased provision of suites and units on the demand for NHS services

Issue 1: Green Belt - Whether this is inappropriate development? and if inappropriate whether there are very special circumstances to clearly outweigh the harm.

Policy BDP4.4 of the Bromsgrove District Plan states that development of new buildings in the green belt is considered inappropriate unless it falls within specific categories of exceptions. Category BDP4.4g is relevant to this application. This allows limited infilling or partial or complete redevelopment of previously developed land provide it would not have greater impact on the openness of the green belt and the purposes of including land with it than the existing development. The National Planning Policy Framework, 2019 (NPPF) paragraph 145g) has similar wording but just in respect of not having greater harm to openness

In this policy context, the proposed development would be inappropriate development, since it causes harm to the openness of the green belt and involves encroachment into the countryside, one of the five purposes of Green Belts, in paragraph 134 of the NPPF. Paragraphs 143 states that inappropriate development harmful to Green Belt and should not be approved except in very special circumstances. Paragraph 144 states that very special circumstances will not exist unless the harm to the green belt by reason of inappropriateness and all other harm is clearly outweighed by other considerations

The Council have previously accepted the argument in the determination of the previous application 15/1008 that the material commencement of planning permission 10/0337 for a similar development was a realistic fall-back position,

amounting to very special circumstances. Similarly, Members will note that 15/1008 remains extant (with an expiry of 13 June 2019) and as such for the determination of this application, this remains a fall-back position and thereby using the same logic, a very special circumstance to outweigh Green Belt harm.

An applicant by submitting a section 73 application accepts it goes beyond a minor non material amendment. Where an application under section 73 is approved the effect is to create a new grant of planning permission and therefore there is scope to review the conditions apart from time limits for implementation the 'commencement date' condition.

In this legal context, the focus of the green belt assessment is whether the differences between the approved scheme for the extant planning permission 15/1008 and the proposed scheme for this section 73 application results in a greater impact on openness and leads to a more substantial rural encroachment to amount to being inappropriate development.

In terms of the proposed buildings and their effect on openness the applicant has calculated, and your officers have verified, that differences in volume and therefore massing of the proposed buildings between is as follows:

- The reduction in roof pitch of the five ALUs from 50 to 40 degrees and typical average ridge heights by 1.1 metres results in a volumetric reduction from the ALU's in the approved scheme of 792cu.m.
- The omission of some floor area, the raising of some eaves and the ridge line but reduction in roof pitch of the CCS from 50 to 45 degrees would in a volumetric increase from the approved scheme of 552cu.m
- Thus, the overall volumetric reduction of the proposed buildings from the approved to the proposed schemes would be approximately 240cu.m.

The reduction in the height and massing of the roof of the five ALU blocks would result in cluster of buildings with lower profile roof. Given their proposed siting of this cluster of buildings close to the boundary of the grounds with the open countryside reduction would result in a noticeable reduction in the loss of openness of the green belt and rural encroachment.

The increase in the height and massing of the CCS block would be disguised by its proposed relatively close juxtaposition with the substantial Burcot Grange main building. This would result in the greater mass appearing to have less of an effect on openness of the green belt. Moreover, the steeper pitched roof by enabling it to harmonise more with the distinctive design of the Burcot Grange than the 2015 scheme would slightly reduce countryside encroachment.

The additional proposed parking spaces and the proposed bin store areas would result in some further loss of openness, particularly when vehicles are parked and bins are stored. However, they would be positioned in relatively close juxtaposition with the cluster of ALU buildings and would be disguised by the retention of groups of mature trees and shrubs. Nevertheless, there would be limited additional harm to the openness of the green belt.

Issue 2: Whether the proposed development represents high quality design which does not unacceptably harms the setting and significance of an undesignated heritage asset.

The proposed scheme for the CCS block with its more steeply pitched roof and less cluttered, top heavy roof, notwithstanding the slightly greater height and mass, would be in greater harmony with the distinctive design of the Burcot Grange main building, than the approved scheme. These design changes would accord with the large scale and steeply pitched roofs of the Burcot Grange building, which is recognised as an undesignated heritage asset.

The proposed scheme for the five ALU blocks with its less top heavy roof and its lower ridge heights would arguable be a better design than the approved plans for planning permission 15/1008. Thus its lower profile would be more in accord with the parkland setting of the Burcot Grange building and the open countryside beyond. Also, it is accepted that due to the distance separation from Burcot Grange and its positioning in a glade between groups of trees which would help integrate the proposed buildings it is not necessary mimic the steeply pitched roofs of Burcot Grange.

The proposed additional parking space and bin store areas represent a relatively small increase in the amount of the parkland grounds being developed. Moreover, their close juxtaposition with the proposed buildings and the fact that retained groups of trees and shrubs would help disguise these areas. This would mean that the setting of Burcot Grange as an undesignated heritage asset would be sustained. Nevertheless, there would be limited additional harm to the setting of the undesignated heritage asset.

In conclusion, the proposed development would not unacceptably harm the setting of an undesignated heritage asset and would thereby accord with BDP 20 of the Bromsgrove District Plan. Moreover, it would represent high quality design in accordance with policy BDP 19e

Issue 3: The effect of the proposed development on the trees within the grounds of the Burcot Grange

Policy BDP 24.1 of the Bromsgrove District Plan, states that the Council will deliver a high quality multi-functional Green Infrastructure network by ensuring/ requiring, amongst other things, improved connectivity and enhancement of the quality of Green Infrastructure and appropriate long term management. The reasoned justification to this policy refers to the importance of landscape character assessments. This is a policy specifically covering green infrastructure which was introduced in the Bromsgrove Local Plan, adopted in 2017 and replaced a more general policy regarding effects on the landscape. Policy BDP24 is reinforced by Policy BDP19.1p) which relates to achieving high quality design by ensuring that all trees that are appropriate are retained and integrated within the new development.

The application site lies within the Settled Farmlands with Pastoral Landscape type as defined by the Worcestershire Landscape Guidelines. The key characteristics of this landscape include individual trees within settlement and hedgerows trees

providing tree cover. The site with its parkland and mature trees makes a significant local contribution to this landscape type. Moreover given the importance of the parkland setting to the undesignated heritage asset and the integration of what is substantial development within its grounds it is important that the trees intended to be retained are fully protected from the development

The Council's Tree Officer's conclusions are that the protection and welfare of the valuable tree needs updated and has consequently modified the tree related conditions. These include measures such as 'no dig construction for parts of the proposed road, approval of storm drainage details, an 'air spade' for excavations within those part of the proposed blocks 2 and 3 which encroach into the root protection areas (RPA's) and in the case those parts of block 5 encroaching upon RPA's the need for mini pile and beam foundations.

The need for these updated modified conditions has been shared with the applicant and they have argued that this would be unreasonable particularly in the context of the potential fall-back position of implementing a similar project with less onerous conditions. However, it is considered since the project involves a major development, given the importance of the trees and the heritage setting, and taking account of the material changes in policy context and the detailed representations of the tree officer it is necessary and proportionate to imposed updated conditions.

Subject to the imposition of suitable Conditions, I raise no objection on tree grounds.

Issue 4 – The effect of the increased provision of suites and units on the demand for NHS services

The policy context for this issue is provided by BDP 6.1 in the adopted Bromsgrove District Plan. Amongst other things this states that financial contributions towards development and infrastructure provision will be co-ordinated to ensure that development growth is supported by the provision of services, facilities and infrastructure. BDP6.2 indicates that irrespective of size, the development will contribute towards measures to mitigate its impact, secured through planning obligations. As a material minor amendment which is a fresh application it is necessary to assess the application against this adopted local plan policy which relates to all types of development, This is a different wording to the planning obligations policy in the superseded local plan, which was extant at the time of application 15/1008. Policy BDP6 is reinforced by policy BDP12 which states that new development that adds to the requirement for services and infrastructure will be expected to contribute to the provision of or necessary improvement in services and infrastructure in accordance with BDP6

The NHS consultation comments emphasise the unanticipated demand beyond planned growth and funding of services which cannot be achieved by other means have been quantified and costed and make reference to a specific facility. These specialist comments are a significant material consideration on which to assess the application, irrespective of not being raised with previous applications, particularly in this policy context.

The NHS's consultation comments were shared with the applicant on 24th April 2019 and a response has been progress chased, but to date the applicant has not made submissions. Whilst the applicant may potentially argue that it can fall back on permission on which there was no planning obligation to secure NHS contributions, this does not justify not requiring the necessary contributions when they are in accordance of current local plan policies. It is considered that the applicant by seeking amendments and not completing previous proposed planning permissions is signalling that the proposed development in this current application is their clear preference to move the project forward.

Therefore since the proposed development would cause unacceptable demands on NHS facilities without extra resources being spent on services and facilities and without such mitigation the proposed development would not comply with policy BDP6 it is necessary to secure the specific quantified contributions through a planning obligations.

Other issues

Highways: Given that there are no highway objections and the access junction into the site has been improved with the previous applications it can be concluded that the application is acceptable in terms of highway safety.

Sustainability: Given that this is an established site which has been enlarged, the fact that there is a bus service with a bus stop outside the site entrance and taking account of the fall back positions the application is acceptable in terms of sustainability

Ecology: Worcestershire Wildlife Trust have raised no objection. Therefore it is considered that the proposed development is acceptable in ecology terms. Members will note that a suitable condition is recommended.

Waste Management. In view of the Council's Waste Management Team's conditional support of the proposed layout, and request for a contribution it is considered the waste management aspects are acceptable subject to such a condition and a planning obligation.

RECOMMENDATION:

- (a) Minded to **APPROVE PLANNING PERMISSION**
- (b) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application following the satisfactory completion of a suitable planning obligation relating to:
 - i) The prevention of the implementation of more than one of the three planning permissions granted or recommended to be granted for similar developments on the proposed site, namely planning permission 10/0337 (as augmented by Lawful Development Certificate 13/0559), planning permission 15/1008 and planning permission 18/00811/S73.

- ii) £9453 capital contribution for NHS Primary Care Commission to mitigate the primary care impacts arising from the proposed development which would be used for medical infrastructure at Davenal House, Birmingham Road, Bromsgrove
- iii) £24891 for Worcestershire Acute Hospitals NHS Trust related to the generation of extra interventions.
- iv) £1044.80 for bin collection and waste management services to Bromsgrove District Council.

Conditions

1. The development must be begun not later than 13 June 2019.

Reason: Planning permission cannot be granted under Section 73 of the Town and Country Planning Act 1990 to extend the time limits within which a development must be started

2. The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

- 10940-PL-001 – Site Location Plan
- 10940 PL 002-B – Site Plan
- 10940_PL-003-B – Close Care Suites Floor Plans
- 10940 PL 007A - Close Care Suite Elevations
- 10940_PL-005-B – Assisted Living Units Floor Plans
- 10940_PL-008 – Assisted Living Units Elevations Blocks 1 & 2
- 10940_PL-009 – Assisted Living Units Elevations Block 3
- 10940_PL-010-A – Assisted Living Units Elevations Blocks 4 & 5

3. Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the access to the application site and 2.0 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 25 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: Required as a pre commencement condition in the interests of highway safety

4. Prior to the first occupation of the development, secure parking for 6 cycle parking spaces shall be provided and these facilities shall thereafter be retained for the parking of cycles only.

Reason: In order to meet the Councils Parking Standards .

5. 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: Required 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.

6. The occupancy of the development hereby approved shall be limited to persons aged 65 and over (the qualifying person), together with any spouse or partner and any surviving spouse or partner. The applicant shall retain a register of occupants which shall be provided to the Local Planning Authority upon reasonable request.

Reason: This is to ensure that the development initially meets and continues to meet provision for housing needs for those aged 65 and over in perpetuity.

7. The development hereby approved shall be carried out in strict accordance with the recommendations as set out in Section 6 of the Ecological Appraisal (Report Ref: ECO4378.EcoApp.vf) submitted unless otherwise agreed in writing by the Local Planning Authority. Reason:

Reason: In order to protect the ecological resources of the site in accordance with the National Planning Policy Framework, Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006.

8. The methods for the protection and mitigation of existing trees and the arboriculture method statement set out in the Aspect Arboricultural Report and Method Statement reference number AA.AIMS.01 (Rev B), published in April 2010, as supported by a revised Tree Survey and Schedule reference number 9005.TS.01 (Rev A) dated July 2015 and a tree constraints plan dated November reference number 9005.TCP.01 (Rev B) and Tree Protection Plan dated Dec 2015 reference number 9005 TPP 01 shall be fully implemented and the construction works shall take place in accordance with BS5837:2012 (Trees in relation to Construction), This shall include the provision of construction exclusion zones, ground boarding and protective fencing before construction commences and maintained for the duration of the construction works. It shall also include hand digging of construction works and excavations within root protection zones of T36 Corsican Pine, T46, T46 Lime and T91 cedar caused by the footprints of the Assisted Living Units Blocks 2,3 and 5 of the proposed development. This shall apply except where modified by subsequent conditions no 10, 11, 12, and 13,

Reason: This is required as a pre commencement condition to protect the trees which form an important part of the amenity of the site.

9. The excavation and construction works including utility services associated the Assisted Living Units, Blocks 2 and 3, within root protection zones of T36 Corsican Pine, T46 and T46 Lime shall be undertaken by 'Air Spade' (excavation by pressurised air which digs trenches several cms deep each pass and does not significantly damage tree roots).

Reason: To protect the trees which form an important part of the amenity of the site

10. No excavation and construction works shall commence on the proposed Assisted Living Unit, Block 5, until constructional details of a pile and beam foundations (a system of posts/piers set into the ground to support the building on beams to allow air and water to permeate the soils beneath) are submitted to and approved, in writing, by the Local Planning Authority. The construction works shall be undertaken in accordance with the approved details.

Reason: This is required as a pre commencement condition to protect the trees which form an important part of the amenity of the

11. No excavation and construction works for those part of the proposed main feeder road, adjacent to the side of the existing Burcot Grange House, which would result in the incursion in the root protection areas of Beech trees T6 and T7 shall commence until specification details of the proposed method of construction using no dig construction techniques have been submitted to and approved, in writing by the local planning authority; and its construction shall be undertaken in accordance with the approved details of no dig construction.

Reason: This is required as a pre commencement condition to protect the trees which form an important part of the amenity of the site

12. No development shall take place until details of the proposed foul and storm water drainage system shall be submitted to and approved, in writing, by the local planning authority; and the proposed development shall be implemented in accordance with the approved details.

Reason: This is required as a pre commencement condition to protect the trees which form an important part of the amenity of the site

13. The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
 - The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
 - Details of any temporary construction accesses and their reinstatement.

- A highway condition survey, timescale for re-inspections, and details of any reinstatement.
- Site operation hours

The measures set out in the approved 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.

14. Before the proposed development of the Assisted Living Units blocks are brought into beneficial use, the road surfaces adjacent and providing vehicular access to the proposed bin stores shall be denoted with road markings.

Reason: To discourage these adjacent access areas from being used for additional car parking thereby facilitating the manoeuvring of refuse vehicles

The author of this report is Mr David Edmonds, Principal Planning Officer, who can be contacted on Tel. 01527 881345 Email: david.edmonds@bromsgroveandredditch.gov.uk for more information.