

Applicant	Proposal	Plan Ref.
Mr Roman McAllindon	Proposed dwelling Rear 34 Lickey Square, Lickey, Birmingham B45 8HB	19/00477/FUL

Councillor King has requested his application be considered by Planning Committee rather than being determined under delegated powers

RECOMMENDATION: That planning permission be **Granted**

Consultations

Lickey and Blackwell Parish Council – Objection on the following grounds

- Contrary to emerging Neighbourhood Plan which advises against back garden development
- The proposed amendments show slightly smaller development but lack of measurements on the proposed plans make this difficult to assess
- Access – highway safety problems
- Drainage in wet weather
- Risk of tree loss from root harm and tree shading and from creation of the necessary visibility splays
- They note and support residents' comments
- They would encourage the District Council to take the application its Planning Committee

Tree Officer – No objections, subject to conditions

1. All trees within the site or within influencing distance of any ground or development work in any adjoining land are given full protection in accordance BS5837:2012 recommendations throughout any ground or development work on the site.
2. The submission and approval of an arboriculture method statement and tree protection plan

Reasoning summary (~~based on amended plans and further information~~)

- The footprint of the drive entrance local to the Douglas Fir tree T903 is not to be altered and therefore there will be no increased pressure on this tree by this development
- The proposed site cross section ground level information has now confirmed that the installation of the drive will require ground levels to be slightly reduce outside of the BS5837:2012 recommended Root Protection Area of Beech tree T203 which will not adversely influence this tree. The reduction of ground levels would also reduce the potential conflict with outer canopy of the tree so no pruning of the tree should now be required
- Following further site meeting and on site evaluation of the shading potential of the trees on the revised scale of proposed property it is felt that the rear of

the property would not be subject to an excessive and unacceptable level of shading from the tree stock on the site

- Plans have now been submitted showing that all services which it is assumed also includes the foul and drainage services to the property will be installed in a line to the centre of the proposed access road to the new property.
- Due to the slope of the site from North to South there will be some cut and fill ground level adjustments required to achieve the level platform required to install the proposed property. Plans have been submitted confirming that the area of land to be affected by this process will not affect the RPAs of any of the protected trees within the site

Worcestershire County Highway Authority – No objections subject to conditions:

- No occupation until the vehicular access and visibility splays
 - No occupation until the first 5 metres of access road is surfaced in a bound material
 - Prior to the construction of the access a visibility splays shall be provided 43metres for a point 0.6 metres above ground level at the centre of the access and 2.4 metres back from the nearside carriageway edge
 - No occupation until the proposed dwelling has being fitted with an electric charging point which shall be retained for the lifetime of the development
 - No occupation until the provision of approved sheltered and secure parking
- The reasoning for the no objections include the fact that the site benefits for an extant outline planning permission granted on appeal for 5 dwellings (subject to reserved matters) which approved the details of the access junction, subject to conditions.

North Worcestershire Water Management – No objections

- The site falls within flood zone 1 – (low risk of fluvial flooding) and is not shown to be an area susceptible to surface water flooding
- No need for a storm water drainage condition for surface water flooding reasons because it is controlled under building regulations (H3)

Public Notifications

- 41 neighbour notifications sent 25/04/19 (expired 25/06/19)
- 42 neighbour notifications sent 19/05/19 following receipt of amended plans and supplementary documentation (expired 12/07/19)
- 23 letters of objection from 14 household representatives
- 2 letters of objection in support

Objection summary:

- The proposed development represents 'Garden grabbing' detrimental to the impact of the character and quality of the area and which conflicts with emerging Neighbourhood Plan Draft Policy BD3. Garden development should be resisted because of. loss of mature trees and substantial increases in density.
- This 'Garden grabbing' conflicts with Bromsgrove District Plan BDP19n) and the Government White Paper 'Fixing our Broken Housing Market'

- It would be contrary to the Lickey and Blackwell Parish Village Design Statement which has a guideline advising against sub division of plots and ensuring new houses are broadly compatible with adjacent buildings in form, details and materials.
- This new proposed development is nothing like the original application for 5 detached houses and should be treated as a separate application
- Lack of information various matters including landscaping, storm and foul drainage, fencing, no dimensions on plans, the proposals profiles including increase in levels by retention of surplus material.
- Increase in traffic movements into and out of the site and vision splays being blocked by trees or fences and, in incapable of improvement due to lack of pavement and encroachment onto 3rd party land,
- Increased traffic movements on a narrow carriageway and pavements on busy congested road, particularly at school time and with difficult junctions at each end of Lickey Square will be unacceptably detrimental impact on highway safety.
- Not possible to comply with the requirements for a visibility splay for the proposed driveway without an unacceptable loss of tress within the necessary visibility splay.
- There are no proposed facilities for bin storage near the proposed access junction with Lickey Square
- There is little difference between previous application for a 3 storey dwelling - 18/01322/FUL and the current application for a large two storey dwelling and therefore the previous reasons for refusal ought to still apply
- The density height, mass, form and siting and potential loss of protected trees would still make it prominent in the street scene and result in an urban character which would not integrate or be in harmony with the verdant character of the locality.
- The amended design still leaves the potential for additional primary residential accommodation in the second storey roof space with overlooking to the houses beyond the tree and shrub line along the southern boundary. The proposed roof ought be designed to be smaller to preclude future loft conversions
- The applicant's photos of the intervening tree and shrub line are taken at ground level and do not illustrate the loss of privacy at first floor or second floor level.
- The proposed cut and fill to create a plateau for the dwelling involves creating a raised rear garden terrace and patio which would be a similar level to the eaves of no 17 and therefore would exacerbate privacy problems
- The photos of local residents taken in winter show that the tree and shrub line adjacent to the southern site boundary would provide little screening.
- The amended design is still a large two storey house and on elevated ground in relation to properties in The Badgers harming their outlook
- The separation distance between the new dwelling and the nearest properties in the Badgers ought to be 45 to 47 metres because of 6 – 8 metre height difference, to accord with the High Quality Design SPG, rather than the 37metres proposed

- Risk of loss and damage to trees, from the construction of the proposed driveway many of which are mature and in good condition and protected by Tree Preservation Orders
- The District Council's tree officer reports which represent an independent appraisal ought to be preferred to the biased report from a paid third party. Whilst the Tree officer appears to have withdrawn his objections there is concern that there is little change between the initial scheme
- The tree shadow report shows how the rear of the proposed dwelling will be in shadow for much of the time which would inevitably cause pressure from future occupants to cut the trees back
- The proposed dwelling would still be in close proximity to mature deciduous trees and is likely to need artificial lighting rather than natural light during daytime. This is contrary to BDP policy 19m and NPPF paras.127a and f
- Impact on birds, bats, badgers and other wildlife
- No flood or drainage information submitted. Additional drainage run off due to the additional hard surfaces with the proposed soakaways The site already has drainage problems which is evident by the soil bank resting against the rear fence which has been washed down
- Increased noise and disturbance to peaceful rear gardens
- The previous outline application was the subject of strict conditions and this application is a fresh application not a reserved matters one
- Concern over the drip feeding of additional late information without neighbours being formally notified and given a reasonable time period to comment.
- Concern that the tree and highways officers have radically changed their views during the course of the application without apparent significant changes in the proposed development
- Concern of the validity of a visibility splay condition which would involve third party land at 4 Cleveland Drive, whose occupants have not been notified. If the condition cannot be enforced the visibility splay would be reduced to the 26 metres in front of no 36 Lickey Square which would be a danger to highway safety
- Risk that planning permission for an uncharacteristically large dwelling would set a precedent

Support Summary:

- The plans and documentation for this current application have addressed the concerns raised by the previous application notably the footprint is smaller
- The proposed dwelling would be integrated into the character of the area and would not unacceptably harm privacy due to the adjacent trees which it is proposed to be retained
- The proposed dwelling would accord with the character of other back land development in the locality.
- An additional dwelling would help achieve a steady supply of houses

Councillor J.E King

Views received 12 July 2019

- I wish to call in to committee the second amended application for this site due to the inability of the amendment to satisfy myself as ward councillor and a number of local residents that the changes have made sufficient difference to the previous application.
- I acknowledge that the inclusion of measurements which were lacking is welcome but I am not convinced that they make any real difference to my previous objections.
- The new house towers above 17 The Badgers and will have a harmful impact on the residents there. A bungalow might have been more acceptable but the house is not.
- If you are minded to grant permission I request that it be called in please

Additional views received 24 July 2019

I have called in planning application 19/00477/FUL for the following reasons:

1. The size and design of the house is very different from the five smaller houses which gained planning permission on appeal. This is to all intents and purposes therefore a new application. The proposed new house is higher and larger and is not set at an angle, which would at least have mitigated the oppressive impact on the residents of 17 The Badgers and its neighbours.
2. There have been a sufficient number of objections to this new application to justify a call in.
3. As I stated in my comments in response to the application this is the first house of a number of potential houses on this multiple site and is therefore a 'test case'; it is very important that this decision is right because it will have a huge influence on 5 new ones which follow.
4. The oppressive impact on the residents of The Badgers (especially 16 and 17) cannot be denied. No 17 lies well below the height of the garden of 34 and the last minute addition of a patio to the application plans brings the large house even nearer to no 17, with a small back garden, which is used as a tranquil sitting area. The roof height proposed will be level with the first storey of no 17 and the design with gables is such that these could easily become windows to additional bedrooms. It should be noted that this kind of departure from the original plans has happened in previous developments by the agent.
5. There is some conflict re. trees on the site to the extent that the tree preservation officer very recently changed his recommendation for no apparent reason. TPO'd trees cannot legally be felled and this means that in summer the proposed house will be so well shaded that artificial light will be required and there will be a temptation to clear the trees away with resulting harm to the ecology of the area.
6. The County Highways Officer's very recent change from a recommendation of refusal due to the impossibility of providing a visibility splay which complies with current planning requirements to acceptance with no justification for that sudden change should be aired publicly at committee.
7. This application though for a single dwelling is complex and I believe it should be decided by committee and that those most involved ie developer, residents and councillors should be given the opportunity to present their cases in public.

Bromsgrove District Plan

- BDP1 Sustainable Development Principles
 - BDP2 Settlement Hierarchy
 - BDP3 Future Housing and Employment Development
 - BDP19 High Quality Design
 - BDP21 Natural Environment
 - BDP23 Water Management
 - BDP24 Green Infrastructure
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- High Quality Design SPD
 - Lickey & Blackwell Village Design Statement SPG 9
 - Lickey & Blackwell and Cofton Hackett Neighbourhood Plan. Submitted and currently subject to Examination. Limited weight
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- NPPF National Planning Policy Framework (2019)
 - NPPG National Planning Practice Guidance

Site Description

The application property is located within the defined settlement boundary of Lickey Hill area to the north western of Barnt Green. The site lies within a defined residential area and not in the Green Belt

The property fronting the application site is a relatively large two storey dwelling, of individual design facing the south side of the road. It is set within large back and front gardens containing many mature trees in both front and rear garden much of which are protected by Tree Preservation Orders (TPO's) This part of Lickey Square is fronted by other individually designed houses set within distinctive soft landscape dominated surroundings. The site falls steeply from front to back (north to south).

Adjacent to the rear (south) of the site is an end of a cul-de-sac of 'The Badgers' a more recent development of smaller two storey dwellings with relatively small gardens.

The dwelling fronts, an unclassified road, Lickey Square and benefits from a footpath and street lighting on the opposite side of the road and there are no parking restrictions in force in the vicinity. The site is located 340 metres from Lickey First and Middle School and approximately 140m from a bus route and a bus stop

Relevant Planning History

- 18/01322: 1 detached dwelling
Refused: 20 February 2019
- 16/0190: 5 detached dwellings on land to rear of no's 32, 34 and 36 Lickey Square. Refused 19th August 2016. Allowed at appeal, subject to conditions – 6th July 2017.

Proposed Development

It is proposed to construct a two storey dwelling which would be 9.8 metre high at ridge (excluding chimney), and 6 metres high at eaves and maximum of 14metres (excluding chimney stack) wide and a maximum of 18.7metres deep (including the rear 'orangery'). The front elevation would be articulated with a two storey gable (9.3 metres high) above the garage, a central doorway and a two storey bay window with gable above (9 metres high). The rear elevation would have matching gables and a flat roofed orangery. The main roof would have a 30 degree roof pitch and a ridge parallel to the road. The east side elevation would be 7.5 metres in from the side boundary with no. 32 Lickey Square, which is double the distance of application 18/01322/FUL.

The proposed development would also involve cutting and filling to create a plateau for the footprint of the dwelling with space for 5 cars in front and the disposal of surplus material and creation of a patio and patio level to the rear. The patio level would project the south from the proposed by 15.2 metres and fill material would be retained by a 1.2 metre high retaining wall.

ASSESSMENT

It is considered that there are four main issues:

- Whether it is good design and the effect on the character and appearance of the area
- Effect on Green infrastructure and particularly protected trees
- Effect on living conditions of the occupants of neighbouring dwellings and the future occupants of the proposed dwelling
- Effect on highway safety
- Other issues - Ecology, Drainage, Housing Land Supply and the weight attached to the Draft Lickey and Blackwell and Cofton Hackett Neighbourhood Plan

Issue 1: Design considerations and the effect on character and appearance of the area

The underlying character of the locality is one of relatively large houses individually designed, two storey dwellings of varying ages and styles facing the road and set within substantial and maturely landscaped, verdant plots. However, there are several examples of the provision of houses behind established frontage properties including 'The Badgers' a gated two armed cul-de-sac to the south of the site and Stretton Drive and Cleveland Drive both relatively short cul-de-sac to the east of the site. In general terms these comprise smaller detached houses on smaller plots.

The Lickey and Blackwell Village Design Statement (SPD) states that new housing should generally reflect the character, setting and style of housing in the immediate vicinity. Also, it states that note should be taken that the unifying character of residential area is the 'greenness' and that the tree and hedge guidelines should apply. These are focussed on the prevention of loss of trees and their replacement. However, guideline 6 states that sometimes houses are built too close to trees and in subsequent years residents have asked them to be felled. Therefore its states developers need to design sites to avoid possible problems in the future.

With regard to the issue of 'garden grabbing' and whether it is detrimental to the character and quality of the area and conflict with the Lickey and Blackwell and Cofton Hackett Neighbourhood plan, this plan currently has limited weight because it is still at the public examination stage. Moreover, the policy would not be a blanket ban but would rather require a judgement as to whether the impact would be unacceptable in terms of matters such as tree loss and density.

In this context, and taking account of the 2017 appeal decision, it is considered that a single dwelling in the rear garden served by a side access drive between no's 34 and 36 is potentially acceptable, in principle. It is considered the design acceptable and has limited impact on the street scene

The proposed timber framed design with brick walls and tiled roof would also assist in the integration of the dwelling with the character of the locality. However given that there are not annotations on the plan it is necessary to impose a materials condition.

In this context, the proposed development would deliver acceptable design in accordance with Bromsgrove Local Plan policy BDP19 being compliant with BDP 19n or BDP19.p, BDP19.n. It would also accord with the National Planning Policy Framework (NPPF), paragraph 127.c) and 130 the Bromsgrove High Quality Design SPD and the Lickey & Blackwell Village Design Statement SPG 9, and the High Quality Design SPD

Issue 2: Effect on Green Infrastructure and particularly TPO trees

The proposed access junction of the proposed driveway to the site would be in the same position as that of the previous appeal scheme and re-use the existing access. This was found by the appeal inspector to result in no greater impact on the Douglas Fir (T903) and the necessary removal of hedges to create a visibility splay would have minimal works within the root protection area of the Scots Pine (T902). Given that access was not a reserved matter this appeal decision has some weight in the determination of this application. However, outline planning permission was the subject of the approval of method of construction and surfacing materials in the root protection area.

The construction of the access drive through the side of the sloping garden would be not increase ground levels or encroach on the root protection area (RPA) of the semi mature Copper Beech tree (T203), as shown on the cross sectional plan.

The Tree Officer advises that the smaller footprint and more central positioning of the proposed dwelling would not cause a significant incursion into the RPA of surrounding trees. The Tree Officer has raised no objection to the scheme, subject to the imposition of suitable conditions. Nevertheless, in the context of the proximity of mature protected trees, it is considered it is necessary to remove permitted development rights for extensions and outbuildings.

Therefore, overall, it is concluded that the proposed development accords with BDP.19.p, and BDP24 'Green Infrastructure' in that it would maintain the connectivity and enhance the quality of Green Infrastructure of this locality. It also represents

acceptable design in terms of Lickey and Blackwell Village Design Statement SPD, guideline 6

Issue 3 Living conditions

The topography of the site dictates a greater separation distance between the new dwelling and 17 The Badgers to the south of the site. The proposed separation distance of 37.3 metres, at ground floor, and 40.3 metres at first floor level exceeds the 35 metres required by the Council's SPD for a conventional two storey facing dwelling. No. 16 and 18 The Badgers can be viewed at an angle from the proposed rear elevation and with intervening mature soft landscaping, there would not be a demonstrable impact on residential amenity for the occupiers of these dwellings. The new dwelling is comfortably able to achieve the published separation distances in relation to 32, 34 and 36 Lickey Square to the north. Whilst it is accepted the new dwelling would result in some overlooking of the lower parts of the steeply sloping rear gardens to 32 Lickey Square and 36 Lickey Square, these lower parts are not likely to be intensively used. Further, the suburban setting of the new dwelling means that overlooking to some degree is inevitable.

Third parties have raised the issue of the scope in the future to convert part of the attic to primary residential accommodation which has the potential for occupants to look out over the trees and shrubs adjoining the southern boundary. It is considered that these concerns can be satisfactorily ameliorated by the removal of permitted development rights for roof enlargements and alterations.

The existence of the TPO trees that partially screen this boundary combined with the existing evergreen cherry laurel hedge would enclose what would be a reasonable sized useable garden and would also assist in mitigating the effect of raised rear garden levels and the creation of a patio.

Members will note the Tree Officer has not objected to the design, which as the tree shadowing diagrams show would result in a partial, seasonal overshadowing of the proposed garden by boundary trees which enclose the proposed rear garden. Therefore, it can be concluded that the proposed design would not compromise of the existing protected trees and this should assist with long term privacy issues. Similarly, it is considered that the partial overshadowing of the proposed house and garden by trees would not result in unacceptable daylight and sunlight enjoyed by future occupants of the proposed dwelling

In conclusion, it is considered that any resultant development can be accommodated without unacceptably harming existing residential amenities and would accommodate an acceptable level of privacy and separation as detailed in the guidance within the High Quality SPD. Furthermore it is concluded that the proposed development would provide functional space with adequate daylight or sunlight for everyday needs and expectations of their homes in accordance with BDP19.m

Issue 4 Highway Safety

Members will note the site is part of the larger site which has the benefit of outline planning permission for 5 dwelling. The proposals utilise the same access

arrangements leading off Lickey Square as that approved as part of the appeal proposals. This is a material consideration in the determination of this application. Members will note Worcestershire Highways have raised no objection to the scheme, subject to conditions.

Therefore, overall it is concluded that the proposed development is acceptable in terms of highway safety

Other Issues

Ecology and protected species

There are no protected species concerns arising from the development

Flood Risk and Drainage

The Parish Council and some third parties have raise drainage concerns. However, North Worcestershire Water Management advises that the site is low risk of fluvial flooding and drainage can be dealt with under building regulations. Therefore it is considered that flood risk or drainage matters would not result in unacceptable harm

Contribution to housing land supply

Policy BDP3.3 requires that the Council maintain a 5 year land supply. Since the Council cannot currently demonstrate a 5 year supply of housing land within the District, the National Planning Policy Framework 2019 (NPPF) states that relevant policies for the supply of housing should not be considered up-to-date. The so called 'tilted balance' as advocated by the Framework is engaged and the presumption in favour of sustainable development, as set out in the framework applies. Where relevant polices are out of date, Paragraph 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole, (or where specific polices in the Framework indicate development should be restricted).

In its favour, the scheme would be located in an existing built up area with reasonable accessibility to various modes of transport, services and facilities, and the general thrust of national policy seeks to boost housing provision. The proposal would be a windfall site and be a more efficient use of the land. It is accepted that the contribution of one dwelling to the supply and mix of housing in the area would be minimal but nonetheless it would make a meaningful contribution to the Council's housing figures. Members will also note that there will be opportunities for local businesses in the construction of the new dwelling, together with the spending of future occupiers.

Conclusion

The proposed development would not cause unacceptable harm in respect of the main issue: the character and quality of the locality, to TPO trees or the living conditions of existing and future occupants, and highway safety. Moreover, it is

acceptable in terms of the other issues - drainage, protected species the benefit in contributing to housing land supply. It would thereby comply with BDP19 and BDP24 of the Bromsgrove District Plan, Lickey and Blackwell Village Design Statement SPD, the High Quality Design SPD and the provisions of the NPPF.

RECOMMENDATION: That planning permission be **GRANTED**

Conditions

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

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

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

- Site Location and land in applicant's ownership plan, Revised July 2019
- Amended Site Plan, scale 1:250, with tree protection areas and measures and separation distance information undated, but received on 11th July 2019
- Cross section scale 1:250 showing relationship between no. 34 Lickey Square, the application proposed dwelling and no. 17 The Badgers undated, but received on 11th July 2019
- Amended front elevation, scale 1:100, dated June 2019
- Amended rear elevation, scale 1:100, submitted June 2019
- Amended side elevations, scale 1:100 – side 1 and 2, both dated June 2019
- Amended ground floor and first floor plans, scale 1:100, submitted June 2019.
- E mail from agent dated 17th July 2019 stating materials for the proposed gables would be timber cladding and rendered panels between.
- Tree protection plan entitled 'Tree Protection and Exclusions 34 Lickey Square submitted by e-mail on 24th July 2019

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

3. All trees within the site or within influencing distance of any ground or development work in any adjoining land shall be given full protection in accordance BS5837:2012 recommendations throughout any ground or development work on the site

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

4. No development shall commence until a written Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved document.

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

5. Prior to installation, full details of a scheme for foul and surface water drainage which shall be based on the alignment of the service trench shown on the 1:250 scale site plan submitted on 11th July 2019, shall be submitted to, and approved in writing, by, the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and the juxtaposition to existing trees and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to F shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the living conditions of the occupants of adjacent properties, the future occupants of the proposed dwelling and the adjacent protected trees from root disturbance and additional pressure from future occupants to undertake tree works

7. Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs, shown on proposed elevation drawings, shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual and residential amenities of the area.

8. The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

9. Prior to the construction of the vehicular access, a visibility splays shall be provided 43 metres either side of the proposed access from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway. Shrubs and

trees or other vegetation and structures or erections within this visibility splay shall reduce and/ or prevented from being over 0.6 metres in height,

Reason: In the interests of highway safety.

10. The Development hereby permitted shall not be first occupied until the proposed dwelling has been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless it is required to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

11. The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards

12. The development hereby approved shall not be first occupied until a refuse and bin collection facilities shall be constructed in accordance with details first submitted to and approved, in writing, by the Local Planning Authority.

Reason To ensure an appropriate bin collection area is installed in the interest of visual amenity and highway safety.

Case officer – David Edmonds. David.Edmonds@bromsgroveandredditch.gov.uk