

**Bromsgrove District Council
Planning Committee**

**Committee Updates
7th October 2019**

18/00769/FUL Land East Of Bennett Drive, Bennett Drive

Councillor Rachel Jenkins.

Objection:

- 22 parking places is inadequate number parking facilities for the size of development with excess parking spillage onto Wychbury Fields residential estate which has problems of cars parking in the road already.
- Poor bus services - 2 hourly service throughout the day and no Sunday service so employees could not rely on public transport for shift working.
- That the over development of this area from the previous B1 to a larger and overbearing construction, negatively impacts residents on the Wychbury Fields estate especially on Bennett Drive.
- The care home would put extra pressure on the local doctors and would adversely effect the health service in Hagley.
- The high noise levels are a concern for the quality of end of life care this facility offers.
- Questionable use of the land (lack of and there is a case to use this part if not all the land for housing given Bromsgrove District does not yet have 5 year supply of housing.
- Over development of this area from the previous B1 to a larger and overbearing construction negatively impacts residents on the Wychbury Fields estate especially on Bennett Drive, including in relation to privacy and separation issues.
- High noise levels are a concern for the quality of end of life care this facility offers
- Negatively impacts on the public open space which it borders to the north-east.

Additional 3rd Party Representations. 2 further objection. Many of the points raised already summarised in the main report. The summary of the additional points is:

- Large building dominating the outlook from the rear of adjacent houses and gardens – 1 Bennett Drive and Creed Close
- Loss of privacy to rear gardens
- Smells from the kitchen and café
- Dangers and inconvenience of extra vehicles likely to be parked on the relatively narrow Bennett Drive, which is the only access to/from the estate
- Underestimation of parking requirements –
- Car parking spaces are based on an average trip rates rather than actual parking demand
- 21 car parking spaced likely to taken up by care staff with no parking for cleaning staff, hairdressers, physiotherapists etc

NHS Primary Care – Redditch & Bromsgrove Clinical Commissioning Group

Costing in any level of detail will require detailed discussions with the care home owner and the practice about how they will work together which we would be happy to do but which will require time.

- 'Additional enabling technology to maximise opportunity for digital engagement between Wyre Forest Heath Partnership and the care home
- 'HSCN connectivity
- Assigning a values to the technology is challenging. Costing in any kind of detail will require detailed discussions with the care home owner and the practice about how they will work together and this will take time to compile

Worcestershire Acute Hospitals NHS Trust

The Trust has decided to withdraw its request for s.106 contributions for this application

Applicant

Request for condition 8 to be reworded to:

Prior to the occupation of the development hereby approved, details of the external lighting and CCTV shall be submitted to and approved in writing by the local planning authority. The means of external lighting and CCTV shall be erected in accordance with the approved details and prior to the occupation of the development and be retained thereafter.

Clarified that the age restrictions would be 55 years and over – this is confirmed in the submitted planning statement. However there would be no age restriction on people suffering from dementia, which does not respect age.

Alteration to recommendation:

(1) Minded to **APPROVE FULL PLANNING PERMISSION**

(2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration to determine the planning application following:

(a) The satisfactory completion of a S106 planning obligation ensuring that:

i. 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 (financial figure to be confirmed)

ii. £18,500 - Contributions for Community Travel to Serve the Hagley Area regarding the transport needs of elderly and disabled residents who cannot use bus services and in accordance with the 2010 Equality Act.

iii. The occupancy of the development hereby approved shall be limited to persons aged 55 and over (the qualifying person), together with any spouse or partner and any surviving spouse or partner and ensuring that a minimum level of care is needed and taken up by future residents, with the exception of those persons diagnosed with dementia and requiring care, to which there is no age restriction.

iv. Planning Obligation Monitoring Charge: the fee to be agreed by the Head of Planning and Regeneration in conjunction with the Planning Portfolio Holder following the meeting of Full Council on 25 September 2019.

(b) The expiry of the publicity period on 18 October 2019

(3) That in the event that further representations are received, that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services, in consultation with the Chairman of the Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly.

18/01053/FUL Lickey Hills Nursing Home, Warren Lane

No Updates

19/00478/FUL Land To The Rear Of 454 Birmingham Road, Marlbrook

Two further objections have been received. These relate to the following issues.

- o Proximity of the proposed garage to plot 6 and the distance from the boundaries and properties of No.9 and No.7 Belle Vue Close
- o Proximity of Plot 1 and Plot 2 to 452a Birmingham Road and the separation distances of first floor windows of plot 2 towards the property and garden area of 452a.

In terms of these issues raised, in relation to the proposed garage, this is not a habitable room and is therefore not subject to the same restrictions as the main house in terms of distance. Its size (at 4.53m) is not considered to cause an overbearance for these properties. It is therefore acceptable in this location.

In relation to Plot 1 and 2 it is considered that Plot 1 and 2 are sufficiently offset and have been positioned to not cause a significantly adverse impact on the amenity and privacy at properties at 452 and 452A Birmingham Road.

A typological error has been made on Page 43. Reference in The Effect of the Proposal section to the rear of 453, should be to the rear of 454.

19/00619/REM Redditch Gateway Land Adjacent To The A4023, Coventry Highway

Further Representations

SDC Conservation

Make the following comments:

- Crucial that light spill beyond the site is prevented to minimise impact on the setting of listed buildings
- Important for roof materials to be matte, rather than reflective
- Crucial that sufficient tree cover is provided to mitigate the visual impact (16.09.2019)

Warwickshire Fire and Rescue

No objection (01.10.2019)

Additional condition

- Details to be submitted relating to mammal ledges to be included to culverts

Amended condition

- Approved plans notwithstanding lighting details provided (covered by condition 39 of hybrid planning permission 18/03746/VARY)

Applicant's Comments

A 'Corporate Responsibilities' document has been submitted by the applicant. The document provides information on the types of job roles across the company (10% management), career development programme (95% funding of tuition courses for nationally recognised vocational training), 1,000 new apprentice positions across company announced this year, economic benefits that arise, provision of community programme which offers a positive learning environment for members of the community, and the supporting of local businesses.

Update from Stratford on Avon District Council

Members of Stratford on Avon District Council's Planning Committee desceded to approve the parallel application for reserved matters reference 19/01545/REM on 2nd October 2019

19/00820/FUL Inkford Hotel, Alcester Road

Assessment of Proposal

Section 106 matters

Worcestershire Acute Hospitals NHS Trust has withdrawn its request for financial contributions via email dated 4 October 2019. This matter is referred to under the penultimate paragraph, Page 90 of the agenda papers.

Sustainability matters

It is recommended that a 'Grampian' type condition, (that is a planning condition requiring that off-site works are completed on land not controlled by the applicant prior to the implementation of the development) be attached to the consent which is proposed to be worded as follows and would form condition number 12 (in addition to conditions 1 to 11 stated in the main report):

12) Prior to the first occupation of the development hereby approved details shall be submitted to the Local Planning Authority showing the re-instatement of the footpath to the western side of the A435. Re-instatement works shall take place at the Hill Lane, Alcester Road (A435) junction to the immediate north of the site. The works approved shall be implemented to the satisfaction of the Local Planning Authority prior to the first occupation of the development and shall be maintained in perpetuity.

Reason: In the interests of providing sustainable means of access to and from the site.

The recommendation remains as that printed on page 92 of the main report with the imposition of additional Condition (12) as stated above.

19/01037/FUL Burcot Garden Centre, 354 Alcester Road

Worcestershire Acute Hospitals NHS Trust has withdrawn its request for financial contributions via email dated 4 October 2019.