

**Bromsgrove District Council
Planning Committee**

**Committee Updates
7th September 2020**

19/01152/FUL Longbridge East And River Arrow Development Site, Groveley Lane

One additional letter of objection submitted.

The five storey apartment building within the scheme (19/01153/REM) is out of keeping with the current built form in Cofton Hackett. Proposal DS1 paragraph 3.24 states "in the housing sites (Proposals H1 and H2) development should be 2-3 storeys with elements of 4 storeys where appropriate

Proposal H2 paragraph 3.110 states "development to be two and three storeys in the northern section with two storey development to the south"

At no stage in the AAP does the document refer to buildings of five storeys in height which is the scale of the apartment building fronting Groveley Lane. The AAP was developed by Bromsgrove and Birmingham City Council to guide and shape the redevelopment of Longbridge, in this case however the document, which is a material consideration, has been ignored.

Writer refers to possible Conflict of Interest from NODE.

Concern about increase in density to 53 dwellings per hectare, above the 40-50 dwellings per hectare that is prescribed in the APP.

Condition 3 to be revised

Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs 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 amenities of the area.

Condition 7 to be amended to be the same as that imposed under the outline application Ref 16/1085 for the purposes of consistency.

Details of appropriate cabling and an outside electrical socket to be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) shall be submitted to and approved by the Local Planning Authority. For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational before occupation. The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. The approved scheme shall be implemented before the building(s) hereby permitted are first occupied.

Reason: In the interests of sustainability.

Condition 8 to be revised.

The Development hereby permitted shall not be first occupied until sheltered and secure cycle facilities has been provided in accordance with Site Layout Plan (ref. ARM-19-ZZ-DR-A-02-2 Rev G) 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.

Condition 9 to be removed as it will be addressed under condition 6.

Condition 16 to be revised to refer to relevant plot No.s

The proposed acoustic fencing as indicated on Dwg. No. (to be finalised) to be provided on plots 45-50 shall be implemented before the development is first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenities.

19/01153/REM Longbridge East And River Arrow Development Site, Groveley Lane

One additional letter of objection submitted.

The five storey apartment building within the scheme (19/01153/REM) is out of keeping with the current built form in Cofton Hackett. Proposal DS1 paragraph 3.24 states "in the housing sites (Proposals H1 and H2) development should be 2-3 storeys with elements of 4 storeys where appropriate

Proposal H2 paragraph 3.110 states "development to be two and three storeys in the northern section with two storey development to the south"

At no stage in the AAP does the document refer to buildings of five storeys in height which is the scale of the apartment building fronting Groveley Lane. The AAP was developed by Bromsgrove and Birmingham City Council to guide and shape the redevelopment of Longbridge, in this case however the document, which is a material consideration, has been ignored.

Writer refers to possible Conflict of Interest from NODE.

Concern about increase in density to 53 dwellings per hectare, above the 40-50 dwellings per hectare that is prescribed in the APP.

Condition 5 to be revised to include the relevant plot No.s. 51-77

The proposed acoustic fencing as indicated on Dwg. No. (to be finalised) to be provided on plots 51 -77 shall be implemented before the development is first brought into use and retained as such in perpetuity.

Reason: In the interests of residential amenities.

20/00483/FUL 163 - 165 Birmingham Road, Bromsgrove

No Updates

20/00824/FUL 52 Hartle Lane, Belbroughton

No Updates