

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Emma Whitehouse	Demolition of function room to the rear and erection of up to 20 apartments with associated infrastructure. Rubery Social Club 141 New Road Rubery	14.8.20	20/00198/OUT

RECOMMENDATION:

(a) Minded to **GRANT** outline planning permission

(b) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to the following

1. A contribution towards off-site public open space (£40 per square metre of created floor space);
2. Contribution to provision of refuse and recycling bins;
3. £7,570 to meet additional demand on local GP practices;
4. A financial contribution of up to a maximum of £3,478.44 to meet annual shortfalls in NHS Service revenue
5. Affordable housing provision in the event of the proposed gross floor area exceeding that of the existing building proposed for demolition (following application of Vacant Building Credit);
6. S106 monitoring fee (As of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreements are met).

(c) And that **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions as set out in the summary list at the end of this report

Consultations

Highways - Bromsgrove

No objections subject to conditions to secure electric vehicle charging points, cycle parking, a Residential Welcome Pack and a Construction Environmental Management Plan.

Waste and recycling

No objection subject to details of bin storage and collection areas.

WRS – Noise

The submitted noise assessment appears satisfactory. The assessment predicts that with the installation of suitable glazing and mechanical ventilation products internal noise

levels will be acceptable. In terms of external noise levels, the installation of the proposed acoustic fence will minimise noise levels in the external amenity area and is also considered acceptable.

A noise mitigation strategy should be secured by way of planning condition.

When the applicant has decided which glazing and ventilation products are to be installed the applicant shall confirm, via their acoustic consultant, that they will meet the required sound reduction performance detailed in Table 14 and the final paragraph of Section 7.4. Additionally a review of mechanical noise from external system elements should be carried out to ensure that noise levels do not adversely impact upon existing nearby residential properties.

Full details of the height, extent, construction and surface density (min 12kg/m²) of the proposed acoustic fence shall be submitted for approval.

Affordable Housing

Is a relatively small site, so some concerns re the affordable housing. However, the need for affordable units has been recognised at the outset and also that the idea of low-cost discounted sale has been proposed as a practical solution to overcoming the issues of shared access and hallways etc. There is nothing of similar tenure in Rubery and I think this would be a welcome addition to the affordable housing being delivered in this specific area. Alternatively, no objection to application of Vacant Building Credit.

WRS – Land Contamination

Due to the proximity to the historic Callowbrook landfill and two areas of unknown filled ground, it is considered necessary to condition the application requiring the applicant to incorporate gas protection measures within the foundations of the proposed new structure; or to undertake a gas risk assessment to ascertain if gas protection measures are required.

Bromsgrove and Redditch CCG

Redditch and Bromsgrove CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The proposed development is likely to have an impact on the services of 2 GP practices (Cornhill Surgery and New Road Surgery). The GP practices do not have capacity for the additional growth resulting from this development. CCG calculates the level of contribution required in this instance to be £7,570, which will be towards physical expansion across existing premises or towards new and additional premises.

Worcestershire Acute Hospitals NHS Trust

The contribution requested for this proposed development of 20 dwellings is £3,478.44. This contribution will be used directly to provide additional services to meet patient demand.

County Education

The proposal as submitted sits in the educational district of Rubery and in the school catchment areas of Beaconside Primary School & Nursery and Waseley Hills High School. It is estimated that the proposed pupil yield from one bedroomed apartments will be low and have minimal impact on early years provision and primary, secondary and

SEN phases of education infrastructure. Therefore, a S106 obligation will not be sought towards education contribution on the proposals as submitted.

Leisure Services

Anecdotal requests for outdoor fitness in Rubery - existing small provision in St Chads Park but no provision in Callowbrook Park. Both parks are within easy walking distance to the development.

Financial contribution funding would support the age appropriate group for apartments. Outdoor fitness provides opportunity for all age ranges to participate in fitness outdoors which is free of charge and engages communities to be outdoors and active the outdoor space and provision will potentially have higher demand in future.

Council's appointed ecologist

No objection to the conclusions of the submitted Preliminary Ecology Appraisal and that artificial bird and bat roost boxes are incorporated as part of the development, to be secured by way of planning condition.

Tree Officer

No objection to the proposed development with regards to tree related issues with the following conditions:

- Should the development seek to lift and re-lay the existing car parking it should be done using a 'no-dig' method of construction where the carpark encroaches into the BS5837:2012 RPA of the 2 Oak trees, using a suitable grade of cellular confinement material twinned with a porous top surface.
- The two Oaks are protected throughout all phases of development in accordance with BS5837:2012

Crime Prevention

No objection

North Worcestershire Water Management

The site falls within flood zone 1 (low risk of fluvial flooding) and is not shown to be susceptible to surface water flooding. The site lies adjacent to the Callow Brook, but as the adjacent land is at a lower elevation the site is not deemed to be at risk of flooding. That said, it is still important that access to the watercourse remains in order to allow for future maintenance, and ideally a minimum of 5m should be left between the watercourse and any building or structure.

Since this application is classed as a major development there is an expectation for the use of SuDS (sustainable drainage techniques), and a reduction in the rate and volume of surface water leaving the site, ideally through a reduction in impermeable surfaces and the introduction of some landscaped areas.

Porous paving for the parking bays and attenuation crates to manage surface water should be considered. It is understood that the underlying soils will not be suitable for infiltration, and due to known flood risk in the area NWWM would be willing to overlook

the usual drainage hierarchy and allow an attenuated flow of storm water into the storm sewer network provided STW are in agreement. However NWWM would not be comfortable with storm water entering the foul network, and in this case storm water may - again subject to attenuation - be discharged into the adjacent Callow Brook.

A development, with carefully designed drainage, could go ahead without any drainage or flood risk impact, therefore no objections, subject to approval of a site drainage strategy to be secured by way of planning condition.

Cadent Gas

It is likely that Low or Medium pressure (below 2 bar) gas pipes and associated equipment is in the vicinity of the proposed works.

Publicity

A total of 18 letters were originally sent on 28th February 2020 which expired on 23rd March 2020.

A site notice was displayed on 2nd March 2020 and expired on 26th March 2019.

The application was advertised in the Bromsgrove Standard on 6th March 2020, expiring on 23rd March 2020.

No representations received.

Relevant Policies

Bromsgrove District Plan

- BDP1 – Sustainable Development Principles
- BDP2 – Settlement Hierarchy
- BDP6 – Infrastructure Contributions
- BDP7 – Housing Mix and Density
- BDP8 – Affordable Housing
- BDP12 – Sustainable Communities
- BDP16 – Sustainable Transport
- BDP18 – Local Centres
- BDP19 – High Quality Design
- BDP21 – Natural Environment
- BDP22 – Climate Change
- BDP23 – Water Management
- BDP25 – Health and Well Being

Others

- NPPF – National Planning Policy Framework
- NPPG – Planning Practice Guidance
- National Design Guide
- High Quality Design SPD
- SPG 11 – Outdoor Play Space (2004)

Relevant Planning History

No relevant planning history

Assessment of Proposal

Site and surroundings

Rubery Social Club is on level ground on the north side of New Road and is set within the Local Centre shopping frontage. Bounding the rear of the site is the A38 and Callow Brook

Proposal

The application is in outline with all matters reserved except means of access. The proposal will involve the demolition of the main function room building at the rear of the social club. An illustrative plan has been submitted to show how the site could be developed with a single block of 20, 1xbed apartments and associated parking, utilising the existing access off New Road.

Principle of development

The application site is on previously development land within the settlement boundary of Rubery, identified as a 'large settlement'. The proposal is therefore in a sustainable location and acceptable in principle in accordance with Policy BDP2 – Settlement Hierarchy.

Loss of a community facility

Policy BDP12 – Sustainable Communities seeks to ensure provision is made for services and facilities to meet the needs of the community. It also seeks to retain existing services and facilities that meet local need or ensure adequate provision is provided. It looks to resist the loss of existing facilities unless it can be demonstrated that;

- i) there is no realistic prospect of the use continuing for operational and/or viable purposes;
- ii) the service or facility can be provided effectively in an alternative manner or on a different site;
- iii) the site has been actively marketed for a period of not less than 12 months or made available for a similar or alternative type of service or facility that would benefit the local community
- iv) there are overriding environmental benefits in ceasing the use of the site.

The applicant has submitted that the large function room proposed for demolition is capable of seating 450 people, which, they say, makes it unattractive for social functions, weddings and other similar events. They describe it as having become a "white elephant", causing excessive financial pressure on the club itself. The main club is retained in the front buildings, which includes a smaller function room, bars and snooker facility.

Policy BDP12.3 says that when applying the tests to specific proposals the Council will have full regard to the specific characteristics, needs, service priorities and objectives of the service and/or organisation concerned.

I am satisfied that there is no realistic prospect of the function room continuing and that a more economically viable facility will be retained as part of the social club for the benefit of the community. I see no benefit in requiring the facility to be marketed for 12 months and a further delay may threaten the future viability of the social club itself.

I therefore raise no objection to the loss of the function room.

Affordable Housing

The normal requirement under Policy BDP8 – Affordable Housing, is that 30% of the dwellings on-site should be affordable. The applicant has suggested two approaches in their submission. The first to provide six affordable dwellings (discounted market value), which is supported by the housing officer and the second to rely on vacant buildings credit, which effectively removes the requirement to provide affordable housing, an approach also supported by the housing officer.

I have accepted the latter option as there appears to be no clear reason why this should not apply. In order to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, paragraph 63 of the Framework says that the affordable housing contribution due should be reduced by a proportion equivalent to the existing gross floorspace of the existing buildings. As this is an outline application with layout reserved for subsequent approval, the final proposed floor space is not yet known. Provision should be made within the S106 Planning Obligation for when it is known, at which time any residual quantum of affordable housing can be calculated and secured as part of the development.

Amenity

Policy BDP2 – Sustainable Development principles, seeks to ensure compatibility with adjoining uses with regards to impacts on residential amenity and Policy BDP 19 – High Quality Design makes specific reference at criterion (t) to maximising the distance between noise sources and noise sensitive uses, such as residential. The High Quality Design SPD also requires care to be taken in siting residential development where noise disturbance may be caused.

WRS have taken account of the submitted noise report in relation to the neighbouring A38 and concluded that with appropriate noise mitigation measures as recommended in the report, acceptable living conditions for future occupiers will be achieved. The proposal would therefore be acceptable in this regard.

Highways

Policy BDP16 requires that development should comply with Worcestershire County Council's Transport policies, design guide and car parking standards as well as a series of more specific development requirements. In addition, paragraph 109 of the National Planning Policy Framework is clear that "*development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"

The Highway Authority, as statutory consultee, has raised no objection from a highway safety point of view and therefore I conclude the proposal would not reach the 'severe' threshold in terms of highway safety and therefore would not represent sufficient grounds for refusal.

Flooding and Drainage

Policy BDP23 seeks to ensure, amongst other things, that development addresses flood risk from all sources and do not increase the risk of flooding elsewhere

The site lies adjacent to the Callow Brook, but as the adjacent land is at a lower elevation the site is not deemed to be at risk of flooding.

Since this application is classed as a major development there is an expectation for the use of SuDS (sustainable drainage techniques), and a reduction in the rate and volume of surface water leaving the site, ideally through a reduction in impermeable surfaces and the introduction of some landscaped areas.

Porous paving for the parking bays and attenuation crates to manage surface water should be considered. Given the understanding that the underlying soils will not be suitable for infiltration, and due to known flood risk in the area NWWM are willing to overlook the usual drainage hierarchy and allow an attenuated flow of storm water into the storm sewer network provided STW are in agreement. However NWWM would not be comfortable with storm water entering the foul network, and in this case storm water may - again subject to attenuation - be discharged into the adjacent Callow Brook.

A development, with carefully designed drainage, could go ahead without any drainage or flood risk impact, therefore no objections, subject to approval of a site drainage strategy to be secured by way of planning condition.

Ecology

Given that demolition of a building is proposed, the Council's appointed ecologist requested a Preliminary Ecology Appraisal (PEA) be submitted. A PEA prepared by Worcestershire Wildlife Consultancy was submitted on the 9th September. It concluded that there were no obvious and immediate issues for the proposed works with regards to any protected species and no further dedicated surveys for any species were recommended.

It recommended that opportunities to enhance the ecology of the site should be in the form of bird and bat boxes and the northern boundary, which is adjacent to woodland, where it is possible bats may fly over/along, should be kept as free from artificial light as possible.

Public Open Space

Policy BDP25 requires all new residential developments meet and contribute towards the qualitative, quantitative and accessibility standards set for the open space, sport and recreation facilities.

The proposal includes no on-site POS provision and therefore an off-site financial contribution would be required provided it satisfies the tests for a planning obligation, namely:

- necessary to make the development acceptable in planning terms;
- directly related the development; and
- fairly and reasonably related in scale and kind to the development

The Council works on the basis of £40 per square metre of created floor space, secured by way of S106 Planning Obligation. Leisure Services have reported anecdotal requests for outdoor fitness in Rubery – with existing small provision in St Chads Park but no provision in Callowbrook Park. Both parks are within easy walking distance to the development.

Planning Obligations

In accordance with Policy BDP 6 – Infrastructure Contributions and Paragraph 56 of the Framework, planning obligations are sought to mitigate the impact of the development, if the application were to be approved.

The applicant has agreed in principle to the following contributions, to be secured by way of Section S106 Planning Obligation:

- A contribution towards off-site public open space (£40 per square metre of created floor space);
- Contribution for refuse and recycling bins;
- £7,570 to meet additional demand on local GP practices;
- A financial contribution of up to a maximum of £3,478.44 to meet annual shortfalls in NHS Service revenue
- Affordable housing provision in the event of the proposed gross floor area exceeding that of the existing building proposed for demolition (following application of Vacant Building Credit);
- S106 monitoring fee (As of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreements are met).

Bromsgrove District Plan BDP6 requires the provision of infrastructure to meet the demands of new development within the community.

Overall planning balance and conclusion

The Framework requires that for decision taking a presumption in favour of sustainable development should apply, which means approving development proposals that accord with an up-to-date development plan without delay. The policies most important for determining the application are up-to-date and therefore the development should be approved.

RECOMMENDATION:

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(c) And that **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions as set out in the summary list at the end of this report

Suggested Conditions:

1. Application(s) for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-
 - (i) The expiration of three years from the date of this permission; or
 - (ii) The expiration of two years from the final approval of the reserved matters; or,
 - (iii) In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development commences and the development shall thereafter be in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

3. The development hereby approved shall be carried out in accordance with the following plans and drawings –
 - Location Plan 1912.01A
 - Block Plan 1912.02C (note: the illustrative housing layout is not approved)
 - Refuse freighter tracking plan 1912.03D

Reason: To define the permission and in the interests of proper planning.

4. Prior to the first installation, details of the form, colour and finish of the materials to be used on the external surfaces of the development shall be submitted to and

approved in writing by the Local Planning Authority. The development shall then be carried out accordance with the approved details.

Reason: To ensure a high quality appearance is achieved, to safeguard the visual amenities of the area.

5. Further to condition 2 a scheme of hard and soft landscaping detailing treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall include:

(a) planting plans (to a recognized scale) and schedules indicating the location, number, species, density, form and size of proposed tree, hedge and shrub planting;

(b) written specifications including cultivation and other operations associated with tree, plant and grass establishment;

(c) the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings,), where appropriate;

(d) a timetable for the implementation of the soft and hard landscaping scheme.

The approved soft and hard landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits, and to enhance the setting within the immediate locality

6. If within a period of five years from the date of the completion of the building works or completion of the landscaping scheme pursuant to condition 5 (whichever is later), any planted tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To ensure the environment of the development is improved and enhanced.

7. No works or development above foundation level shall take place until a final scheme for foul and surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. This scheme should be indicated on a drainage plan and

the approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

8. a) Gas protection measures complying with Characteristic Situation 2 as set out in BS8485:2015 and CIRIA C665 as a minimum requirement shall be incorporated within the foundations of the proposed structure(s). Following installation of these measures, and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Or

b) A risk assessment shall be undertaken to establish whether the proposed development is likely to be affected by landfill or ground gas or vapours. The risk assessment must be provided to and approved in writing by the Local Planning Authority, prior to the commencement of development. The assessment shall be carried out in accordance with current UK guidance and best practice.

c) Where the approved risk assessment (required by condition (b) above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, the remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

d) Following implementation and completion of the approved remediation scheme (required by condition (c) above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

Reason: To ensure that the risk to buildings and their occupants from potential landfill or ground gases are adequately addressed.

9. The reserved matters application shall include details of bin storage and collection points and secure cycle storage facilities and shall be implemented in accordance with the approved details prior to first occupation.

Reason: In the interest of safeguarding residential amenity and to encourage sustainable means of travel

10. 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.

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 on the site in locations approved by in writing by the Local Planning Authority. The hours of construction shall be 8am-6pm Monday to Friday; 8am to 1pm Saturday and no working Sunday or Bank Holidays or public holidays.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

11. The residential development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

12. The development hereby approved shall not be brought into use until an electric vehicle charging space for each of the dwellings has been provided in accordance with a specification which shall be submitted to and approved by the Local Planning Authority and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities.

13. No part of the development hereby permitted shall be commenced until details of the construction, surfacing and drainage of the access, parking and vehicle manoeuvring areas have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until these works have been completed in accordance with the approved details.

Reason: To ensure safe access to the site in the interests of highway safety and public convenience.

14. Notwithstanding the submitted Walnut Acoustics Noise Assessment, prior to first occupation of the development hereby approved full details of a noise mitigation strategy along with technical specifications shall first be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. The approved measures shall remain in place thereafter. Additionally a review of mechanical noise from external system

elements shall be carried out and form part of the submission, along with full details of the height, extent, construction and surface density (min 12kg/m²) of the proposed acoustic fence shall be submitted for approval.

Reason: To safeguard the amenities of existing and future occupiers.

15. No demolition, site clearance or building operations of any type shall commence or equipment, machinery or materials brought onto site until a scheme for the protection of all existing trees has been submitted to and approved in writing by the Local Planning Authority. The tree protection measures within the scheme shall include and make reference to:
- (a) the submission of a Tree Protection Plan and appropriate working methods – the Arboricultural Method Statement in accordance BS5837:2012 Trees in relation to design, demolition and construction – Recommendations;
 - (b) details of the erection of stout protective fencing in accordance with British Standard BS5837:2012, Clause 6.2; and
 - (c) fencing shall be shown on the Tree Protection Plan and installed to the extent of the tree Root Protection Area (RPA) as defined in BS5837:2012 and as agreed in writing by the Local Planning Authority.

The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed from the site.

Furthermore, the following work shall not be carried out within the Root Protection Area (RPA) of any retained tree or hedgerow, except with the prior written approval of the Local Planning Authority:

- (i) No materials, equipment, machinery or structure shall be attached to or supported by a retained tree or hedgerow, nor stored or stacked within said RPA;
- (ii) No mixing of cement or use of other contaminating materials or substances shall take place within, or close to, a RPA that seepage or displacement could cause them to enter a RPA;
- (iii) No fires shall be lit within any RPA or in a position where the flames could extend to within 5 metres of the foliage, branches or trunk of any retained tree or hedgerow within or adjacent to the site as per the requirements of BS5837 :2012;
- (iv) Levels shall not be raised or lowered in relation to the existing ground level within the RPA of any retained tree or hedgerow;
- (v) No roots shall be cut, trenches dug or soil removed within the RPA of any retained tree or hedgerow;
- (vi) No buildings, roads or other engineering operations shall be constructed or carried out within the RPA of any retained tree or hedgerow; and
- (vii) No vehicles shall be driven over the area within the RPA of any retained tree or hedgerow.

Reason: This is a pre-commencement condition and is imposed to ensure the wellbeing of the two trees to be retained.

16. Prior to commencement of the development, details of new bat and bird roosting/nesting boxes to be placed on/incorporated into the approved building, in accordance with the advice detailed under Section 7 of the Worcestershire Wildlife Consultancy Report of 4th September 2020, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the first occupation of the approved development and the approved bat and bird boxes maintained and retained thereafter in perpetuity, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of local biodiversity gain, having regard to the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017).

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