

**Bromsgrove District Council
Planning Committee**

**Committee Updates
5th October 2020**

19/01356/FUL Barn House Farm, Foxlydiate Lane

The above item has been withdrawn from this agenda in light of receipt of further information following publication of the report and which is currently being considered by officers. The application will be reported back to committee at a later date.

20/00198/OUT Rubery Social Club, 141 New Road, Rubery

No updates

20/00684/REM Stoke Works Pumping Station, Weston Hall Road, Stoke Prior

Worcestershire County Highways

Concerns were raised by County Highways regarding the originally submitted layout (05 Rev E), including a requirement for a Speed Survey and other technical conflicts with the Streetscape Design Guide. Following revisions to the proposal and correspondence between County Highways and the agent, these have now been resolved. The final County Highways comments indicate the following:

- The actual horizontal design of the scheme meets adoption requirements, however the developers choice of drainage principles (permeable paving) is not accordant to WCC requirements therefore County Highways cannot adopt as public maintainable – as is always the case the developer has the choice to have the roads adopted or remain private. The developer realises (which is the case) that his choice of construction precludes any possibility of future adoption and residents should be made aware of this.
- Visibility splays shown (2.4 x 59m) accords with requirements specified within MFS2 for 85th percentile speeds stated 35mph. Therefore it is recommended Traffic Regulation Order (TRO) for no waiting (limits to be agreed with traffic management) is required. Without TRO's the visibility splay for the entrance cannot be guaranteed especially with the known history of on-street parking in the vicinity. There are significant on-street parking issues in the vicinity which will impact upon the ability to provide un-impaired visibility for proposed site entrance as there are no current parking restrictions.
- The footway fronting the development will need to be reconstructed with the adjacent wall construction proposed. This and the junction works should be covered by a s278 Agreement.

The applicant has agreed to the Traffic Regulation Order, this will form part of the s278 agreement with County Highways.

The standard informative regarding section 278 Agreement will be added to any reserved matters permission. The informative is as follows:

No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.

Other Matters

Reference is made on Page 104 of the committee report to a copy of the outline decision notice. This should have been included as an appendix to the original report, a copy is attached to the update report.

20/00942/FUL The Byre, 2 Bittell Farm Barns

No updates

20/00943/LBC The Byre, 2 Bittell Farm Barns

No updates