

**BROMSGROVE DISTRICT COUNCIL**

**VIRTUAL MEETING OF THE PLANNING COMMITTEE**

**TUESDAY 16<sup>th</sup> March 2021**  
**AT 6:00P.M**

**UPDATE SHEET No.3**

**16/0335 - Perryfields**

**Further representations**

General Public

Concern has been expressed about the future of an established herd of deer on site.

**Case Officer Comments**

Representations

Deer are not a protected species, and the site is largely farmland with no special wildlife or habitat designation. It is however proposed to add an additional criterion to Proposed condition 10 in relation to the Construction Environment Management Plan.

S106 Contributions

Some of the s106 contributions below were omitted (awaiting confirmation at time agenda published) or were erroneous and have now been corrected.

**RECOMMENDATION:**

- (a) That Members of the Planning Committee confirm that the District Council would have been minded to GRANT outline planning permission in the event that an appeal against non-determination had not been lodged and it had been able to determine the application
- (b) That **DELEGATED POWERS** be granted to the Head of Planning Regeneration to agree a suitable and satisfactory legal mechanism in relation to the following:
  - (i) **£3,155,970 to mitigate for the additional demands on the wider transport network generated by the development.**

This contribution will specifically contribute to the following highway infrastructure comprising:

**£1,276,190.64** towards the A38 Bromsgrove Route Enhancement contribution (Highway only)

**£1,879,778.39** towards the Town Centre Junction Works -

St John St / Hanover St / Kidderminster Rd

Market St / St John Street

(ii) **£381,000 Sustainable Infrastructure**

- Upgrade the route between Melbourne Road south via Broad Street, Willow Gardens, Rowan Close connecting to Kidderminster Road and Sanders Park NCN46 and LCN 1. This provides an unfettered route between the upgraded NCN 5 and the Kidderminster Road.
- A walking link between Sanders Park and Lynden Close will require signage and dropped kerbs and tactile on this north to south alignment utilising a new Puffin Crossing on the A448 Kidderminster Road near to Dawson Rd.
- Providing a link via Stourbridge Road going east on to LCN2 at the eastern side of Barnsley Hall Drive and the PROW footpath that needs widening to a bridle way and converting to allow cycling that provides a link to all the shops in Birmingham Road, and the Heart of Worcester College.
- Associated signage, additional drop kerbs and cycle parking will be also provided.

(iii) **£302,000 Public transport services**

**£150,000 addition bus service contribution**

**£30,000 towards public transport infrastructure upgrades**

a public transport service between the Development and Bromsgrove town centre and railway station – a half hourly service

(iv) **Mobility Monitor and Manage**

£125,000 for the Mobility, Monitor, Manage Steering Group

Up to £125,000 to pay BDC/WCC costs

If required Up to £705,000 Flexible Travel Fund

(v) **Education Infrastructure**

the land on which the First School will be provided being up to 1.27 ha in area

**£2,523,264 [to be confirmed\*(d)]** towards the provision of the First School

A sum of **£929,244 [to be confirmed\*(d)]** towards the expansion by one form of entry provision at South Bromsgrove High School

**\*Members are requested to note that these costs are minimum figures. The costs and supporting evidence are subject to further assessment by WCC Education. This assessment may result in a significant change in terms of the requested costs.**

(vi) **Sports and Recreation (on site)**

Sports Pavilion (a changing room building and car park)

Associated Maintenance contribution **£5,520 per annum for 25 years for the building (excluding the car park)**

Playing Pitches (three senior sized football pitches)

Associated Maintenance contribution **£257,373.71 for a 25 year term of maintenance** (cumulative inflationary figure)

(vii) **Sports and Recreation (off site contribution)**

**£28,000** for the following improvements to the pitch at King George Recreation Ground including -

£16,000 for renovation works and

12,000 for a 12-month growth period.

**£220,000** – (index linked contribution) towards King George Rec Ground: (including toddler/junior and teen play and skate/fitness)

**£80,000** - (index linked contribution) Sanders Park (for toddler/junior/teen play enhancement to existing)

(viii) **Community Facility** – a dedicated space of up to 616sqm

An initial set up fee and 5 year dowry (To be confirmed)

(ix) **Waste Management Contribution: up to £67,912 comprising**

Waste bins £52.24 per dwelling

(based on the maximum number of 1300 units)

(x) **Planning Obligation Monitoring Fee:** (To be Confirmed)

Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.

(xi) **The securing of a 30%\* provision of on-site affordable dwelling units**

(up to a maximum of 390 units based 1300 dwellings being built)

[\*see para 11.2 main agenda report]

- (xii) **the provision of an 'extra care' facility of up to 200 units**
  - (xiii) **The provision and future maintenance in perpetuity of the SuDs facilities**
  - (xiv) **The provision and future maintenance of the on-site play space and open space provision for 25 years )** Indicative maintenance figure of: **£1,024,453.46** [not including SUDs]
  - (xv) **A financial contribution of up to a maximum of £807,315.63 to meet annual shortfalls in NHS Service revenue.**
  - (xvi) The provision of **10** plots for **self-build housing**
  - (xvii) The provision of the local centre with associated trigger points for implementation.
- (c) **And that DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to discuss the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report as part of the appeal process.**
- (d) **And that DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to agree the Education contribution in consultation with the Chair of Planning Committee, prior to submission to the Planning Inspectorate.**
- (e) **And that DELGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to agree the contributions yet to be agreed as part of the appeal process.**

#### **Amended Condition(s)**

Addition of addition criterion to Condition 10 p112/113 of main agenda report

#### **10. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN**

**xviii) Measures to avoid the inadvertent entrapment of wildlife during construction**

## **20/00300/FUL Former Greyhound PH, 30 Rock Hill**

### **Further representations from the public referring to :**

- Traffic Congestion
- Roundabout Design departs from adopted standards
- Unreliable traffic modelling
- Air Quality
- Loss of Layby/parking area to north of shop
- Safety of vehicular access to 5 Rock Hill
- Inadequate assessment of loss of non-designated Heritage asset

### **Officer Comments**

The points concerned were considered during the recent Whitford Road public Inquiry (16/1132) which resulted in approval of the same highway solution for this junction as now proposed. The Council's Highway Officer will address these points further at the meeting.

The loss of the non-designated heritage asset (The former Greyhound PH) has been considered. Permission exists (via the Whitford Road appeal decision) for its demolition.