

**Bromsgrove District Council
Planning Committee**

**Committee Updates
2nd August 2021**

21/00652/FUL Land At Buntsford Gate Business Park, Buntsford Drive

WRS

The submitted noise impact assessment indicates a 'low' impact from the proposed development. The assessment appears to have been carried out in line with the relevant standard BS4142:2014. WRS are happy to accept the conclusions of the report, noise from commercial activities should not preclude the development from gaining planning permission.

WRS confirm that the proposed lighting scheme as per Lumineux Report ref: LP210182 dated 28.07.2021 appears to comply with light thresholds for an E2 environmental Zone as per 'Guidance Notes for the Reduction of Obtrusive Light GN01' (2011) Institution of Lighting Professionals. WRS advise the lighting scheme to be installed as per the submitted report, to avoid any potential for nuisance.

Conservation Officer

In its current form the proposed development will not preserve the setting of Tan House Farm, as required by section 66 of the 1990 Act, and will be contrary to the Historic Environment policies in the Bromsgrove Local Plan, as well as guidance in the NPPF. As the harm to the designated heritage asset, would amount to less than substantial harm, Paragraph 202 will be engaged which requires harm to be weighed against the public benefits of the proposal. I would therefore have to object to this application unless the public benefits of the development can be shown to outweigh the harm to the setting of the listed building.

Assessment of Proposal

The Conservation Officer has identified harm to the setting of the Grade II Listed Building Tan House Farm as a result of this proposal. Paragraph 195 requires Local Planning Authorities to take account of the significance of affected heritage assets when considering the impact of a proposal, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal; Paragraph 199 requires great weight to be attached to the conservation of designated heritage assets, irrespective of the level of potential harm. Any harm to or loss of, the significance of a designated heritage asset, including its setting, requires clear and convincing justification, Paragraph 200; and Paragraph 202 requires less than substantial harm to designated heritage assets to be weighed against the public benefits of the proposal.

This harm is considered to be less than substantial and therefore must be weighed against the public benefits. The proposed development is to be constructed within an allocated site for employment which has been vacant for a long time. Having regards to the public benefits of the proposal, including the provision of jobs constructing the proposal, the creation of jobs operating the business, supporting existing businesses from the provision of building products and investment within a site which has been designated for such a use; on balance it is considered that the benefits are sufficient to outweigh the harm to the setting of the listed building in this instance.

The conclusion on Page 38 of the Committee report remains unchanged.

Updated Planning Conditions (Pages 38-41)

The following amended condition supersede the wording of the condition in the main agenda. Condition 14 is a new condition.

- 2) The development hereby approved shall be carried out in accordance with the following plans, drawings, and documents:

Location Plan - 8638s/01B

Proposed Site Layout - 8638s/03C

Proposed Floor & Roof Plans - 8638s/04

Proposed Elevations - 8638s/05

Proposed Roof Plan - 8638s/06

Proposed Fencing & Street Furniture - 8638s/07A

Proposed Site Sections - 8638s/09

Landscaping Proposals - 134/Pa/01

Travel Plan by SCP - SCP/210016/TP/0

Preliminary Ecological Appraisal by Wold Ecology Ltd

Lumineux Report ref: LP210182 dated 28.07.2021

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) No works or development above foundation level shall take place until a scheme for surface water for a surface water drainage strategy for the proposed development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of surface water drainage measures, including for hardstanding areas, and shall conform with the non-statutory technical standards for SuDS (Defra 2015). If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include run off treatment proposals for surface water drainage. The approved surface water drainage scheme shall be implemented prior to the first use of the development and thereafter maintained in accordance with the agreed scheme.

Reason: In order to ensure no increase in flood risk on or off site.

- 14) Notwithstanding the details shown on the Indicative External Racking Layout (8638s/17). The final external racking layout shall be submitted to and approved by the Local Planning Authority prior to the occupation of the building.

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

21/00699/FUL Unit 5, Cofton Centre

North Worcestershire Water Management

No objection subject to drainage condition.

Highways - Bromsgrove

No objection

Updated Planning Conditions (Pages 58-62)

The following drainage condition is proposed to be added to the conditions outlined on Pages 58-62

- 10) No works or development above foundation level shall take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. 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.

21/00561/FUL 22 Dellow Grove, Alvechurch

No Updates