

| Name of Applicant | Proposal | Expiry Date | Plan Ref. |
|-------------------------|---|-------------|--------------|
| Stoford Gorcott Limited | <p>Variation of condition 1 of planning permission 19/00619/REM to facilitate minor material amendments to approved drwg 6290 101 rev U to rev Y including - 1 - Main Gatehouse - change to approved 2 inbound inspection lanes , to provide single inbound inspection lane and an express lane and the inclusion of a kerbed island between the inbound lanes with a small security hut.</p> <p>2 - provision of additional air handling equipment (to the north side of the wc pod), and the truckers lounge (west side of the building) and consequential relocation of the smoking shelter to the east.</p> <p>Redditch Gateway Land Adjacent To The A4023, Coventry Highway, Redditch, Worcestershire,</p> | 08.11.2021 | 21/01275/S73 |

RECOMMENDATION: That planning permission be GRANTED

Consultations

Highways - Bromsgrove

No objection

Worcestershire County Council (WCC), acting in its role as the Highway Authority, has undertaken a full assessment of this application. Based on the appraisal of the development proposals [and the additional information that has been submitted], the Transport Planning and Development Management Team Leader, on behalf of the County Council under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 recommends **no objection**.

We have no objection to the variation of condition subject to the provision of the conditions associated with the RM consent as advised by the Local Planning Authority.

Natural England

Natural England currently has no comment to make on the variation of Condition 1.

Beoley Parish Council

We at Beoley Parish Council feel we have no specific issue with this application, unlike the whole project against which we have always objected.

Environment Agency

No Comments Received To Date

Worcestershire Archive And Archaeological Service

No objection

There are no archaeological concerns or issues with this variation

WRS - Contaminated Land

No objection

WRS have reviewed the documents with respect to the above planning application for potential contaminated land and air quality issues of which none have been identified, therefore WRS have no adverse comments to make with regards to contaminated land and air quality.

WRS - Air Quality

No objection

WRS have reviewed the documents with respect to the above planning application for potential contaminated land and air quality issues of which none have been identified, therefore WRS have no adverse comments to make with regards to contaminated land and air quality.

Historic England

Thank you for your letter of 9 August 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

North Worcestershire Water Management

We have no comments to make on the proposals within this application. The overall drainage strategy for the wider site has been agreed and the changes proposed do not appear to have any significant bearing on the wider site drainage or flood risk.

North Worcestershire Economic Development And Regeneration

No objection

NWedR have no objections to these changes.

Conservation Officer

There are no conservation comments.

Neighbour Representations

There were no representations for neighbouring properties or local residents in respect of this application at the time of preparing this report.

A site notice was displayed and neighbouring industrial units at Ravensbank Industrial Estate were consulted.

Relevant Policies

Development Plan

Bromsgrove District Plan 2011-2030

- BDP1 Sustainable Development Principles
- BDP5B Other Development Sites
- BDP6 Infrastructure Contributions
- BDP13 New Employment Development
- BDP14 Designated Employment
- BDP16 Sustainable Transport
- BDP19 High Quality Design
- BDP20 Managing the Historic Environment
- BDP21 Natural Environment
- BDP22 Climate Change
- BDP23 Water Management
- BDP24 Green Infrastructure
- BDP25 Health and Well Being

Other Material Considerations

Central Government guidance

- NPPF and PPG
- Circular 06/05: Biodiversity and Geological Conservation

Other Planning Documents and Guidance

- Bromsgrove District Council High Quality Design SPD
- Stratford-on-Avon District Core Strategy 2011-2031
- Development Requirements SPD
- Stratford on Avon District Design Guide (information guidance)
- Historic England Good Practice Notes 2015:
 - GPA 1 – The Historic Environment in Local Plans
 - GPA 2 – Managing Significance in Decision-Taking in the Historic Environment
 - GPA 3 – The Setting of Heritage Assets

Relevant Planning History

| | | | |
|--------------|---|---------|------------|
| 17/00701/OUT | Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023. | GRANTED | 11.06.2018 |
| 18/01596/S73 | Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018. Original description of development (for 17/01847/OUT, 17/00700/OUT, 17/00701/OUT): 'Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; And Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023' | GRANTED | 10.04.2019 |

| | | | |
|--------------|---|---------|------------|
| 19/00619/REM | Application for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT , BDC 17/00701/OUT, RBC 17/00700/OUT | GRANTED | 15.10.2019 |
| 20/01502/FUL | Internal works to facilitate a new mezzanine level in the storage and distribution building approved under the reserved matter consent 19/00619/REM | GRANTED | 14.07.2021 |

Assessment of Proposal

Proposal Description

The application proposes minor changes to the approved scheme which relate to 2 areas of the site -

1 - Main Gatehouse - the original scheme had 2 inbound inspection lanes , this has been adapted to provide a single inbound inspection lane and an express lane without the inspection requirement - this has involved the slight narrowing of the vehicle lanes and the inclusion of a kerbed island between the inbound lanes (previously this was a hatched walkway area) - the island has a small security hut - subcontractors details and visual attached.

2 - provision of additional air handling equipment to the north side of the wc pod, and the truckers lounge (west side of the building) - the truckers lounge AHU has also entailed the relocation of the smoking shelter to the east.

Assessment of Proposal

The above changes are minor in scale and are all within the site boundary of the building and yard as approved and would not be prominent or discordant features in the context of the approved development.

There are no objections from the statutory consultees or third parties and the amendments generate no issues which would conflict with the adopted policies of the development plan with which the proposals are considered to accord. Accordingly, the recommendation is one of approval.

RECOMMENDATION: That the application seeking a variation of condition 1 of planning permission 19/00619/REM be GRANTED

Conditions:

1. The development shall be carried out in accordance with the plans and drawings approved under reserved matters application reference 19/00619/REM dated 15th October 2019 except where amended by the following plans

6290-101 Y PROPOSED SITE PLAN
6290-118 A PROPOSED MAIN GATEHOUSE ALTER
6290-119 A PROPOSED MAIN GATEHOUSE ALTER
ARG-IES-WH-MZ-DR-M-5802-P02 LOW LEVEL AH005 AND 006
OP5775 - Express Lane Kiosk Stand REV A Sheet 1
OP5775 - Express Lane Kiosk Stand REV A Sheet 2

2. No part of the development to which this reserved matters relates shall be brought into use until the vehicular access to the site, parking and turning facilities have been constructed in accordance with the details indicated on the approved drawing nos. 6290-101 U (Proposed Site Plan) and 6290-106 F (Parking Layout).

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

3. The planting of the soft landscaping, as detailed on approved landscape drawing nos. 681 P11 Rev H, 681 P12 Rev H, 681 13 Rev H and 681 14 Rev H shall be completed within 12 months of first use of any of the buildings hereby approved.

Reason: To safeguard and enhance the character and amenity of the area, and to provide ecological, environmental and biodiversity benefits.

4. Except for any trees, hedges or shrubs that may be identified for removal on the approved landscaping plans, 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 3 (whichever is later), any retained 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.

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

Plan reference

Case Officer: Simon Jones Tel: 01527 548211
Email: simon.jones@bromsgroveandredditch.gov.uk