

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr David Billingham	Approval of Reserved Matters relating to landscaping pursuant to outline planning permission 14/0408 (Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)). Land Rear of Algoa House, Western Road, Hagley		23/00027/REM

RECOMMENDATION: That the Reserved Matter for Landscaping be granted subject to final satisfactory comments from the Arboricultural Officer.

Consultations

Hagley Parish Council

Consulted 19.01.2023 views awaited.

Arboricultural Officer

The quantity and proposed sizing of trees proposed is satisfactory. Remove various fruiting trees from driveways and access road and replace with non-pioneer, native, broadleaved trees. The species selection for the proposed hedging across the site is fine. Final view awaited.

Leisure Services

No comment, the scheme remains unchanged.

Public Comments

115 letters were sent to neighbours 19.01.2023 (expired 12.02.2023)
Site notice displayed 23.01.2023 (expired 16.02.2023)
Press advert published 27.01.2023 (expired 13.02.2022)

No comments have been received.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Growth
BDP5 Bromsgrove Strategic Site Allocations
BDP5(B) Other Development Sites
BDP19 High Quality Design
BDP21 Natural Environment

Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

SPG11 Outdoor Play Space in the District of Bromsgrove

Relevant Planning History

14/0408	Residential development comprising the erection of 26 dwellings - Outline Application (including details of Access, Layout, Scale and Appearance)	Granted	06.01.2023
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Assessment of Proposal

The site and its surroundings

The application site is located to the south-east of a proposed residential area on the south-east side of the settlement of West Hagley. The site is bordered on the north-west and south-west by areas granted planning permission for residential development, which has since been built. To the north-east, there is open countryside in the Green Belt. To the south-east is existing residential development fronting Western Road. To the immediate south, the site is bounded by two dwellings known as Algoa House and Eightlands. The gardens of these dwellings are separated from the site by 1.8 metre high close-boarded fencing. Beyond Western Road, there is open countryside in the Green Belt.

The site is allocated as a Development Site under Policy BDP5 in the Bromsgrove District Plan.

Proposal

The proposed development for 26 dwellings has been established through the granting of outline permission under 14/0408. Members resolved to approve this application at the meeting of Planning Committee on 2 March 2020 subject to the applicant entering into a suitable Section 106 Agreement. The Section 106 Agreement was subsequently agreed by all interested parties on 5th January 2023 and the outline planning permission was issued on 6 January 2023.

Therefore, the issue for consideration by Members is limited to matters regarding landscaping only. In this context, landscaping means the following:

Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features

Matters relating to the of external access, layout, scale, and appearance of the dwellings have already been determined and approved, so they are not included in the current application and are not for consideration by Members.

The outline permission included conditions regarding tree protection measures, detailed specification of open space, and other landscape-related conditions. Therefore, there is no need to replicate these conditions as part of any Reserved Matter requiring approval.

Assessment

Outline planning permission (for access, layout, scale, and appearance) was granted on 6th January 2023 for the erection of 26 dwellings (ref: 14/0408). Therefore, the principle of the use has been established, and the main issue is whether the proposed details relating to landscaping are acceptable in terms of the development plan and national policy.

Landscaping

BDP19 High Quality Design, emphasises the importance of developments being visually attractive because of good design and appropriate landscaping. Therefore, in applying the provisions of the Development Plan, the Council will require that new development proposals make suitable provisions for high quality hard and soft landscape treatment of space around buildings. Landscape proposals will need to ensure that new development is integrated into, positively contributes to, or enhances the local character of the area and adjoining land. Proposals that make no or inadequate landscape provisions should be refused.

The Council's Arboricultural Officer has confirmed that the quantity and proposed size of trees proposed are satisfactory. However, they have asked that the fruiting trees that are proposed on the side of driveways and the access road be substituted for more suitable non-pioneer, native, broadleaved trees. Fruit trees will inevitably cause problems for future residents with their fruit fall, and residents will seek to have them removed.

At the time of the publication of this report, the Arboricultural Officer is considering an amended plan. Subject to satisfactory final comments, it is concluded that the proposed details (including new tree, hedge, shrub, and groundcover plantings and extensive areas of turf relating to landscaping) are acceptable. I will update Members at your Committee on this issue.

Open Space

The proposed layout plan shows the provision of 2,642 square metres of formal public open space located to the north of the site adjacent to Gallow's Brook. This has remained unchanged since the outline approval. This complies with SPG 11's requirement for on-site open space provision. The open space aspect makes use of the site's natural topography. The open space and management were secured via the s106 Agreement.

Conclusion

This is an allocated housing site. The one Reserved Matter under consideration is considered acceptable. In the planning balance and taking account of material planning considerations, the development is acceptable and, subject to the conditions set out below, is recommended for approval.

RECOMMENDATION: That the Reserved Matter for Landscaping be granted subject to final satisfactory comments from the Arboricultural Officer and the following conditions:

Conditions

- 1) The development must be begun no later than 18 months from the date of the approval of this approval.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

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

Location Plan 013 5563 01D
Landscape Plan 2231/PL001 Rev A

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

Case Officer:

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