

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

TUESDAY, 1ST AUGUST 2023, AT 6.05 P.M.

PRESENT: Councillors H. J. Jones (Chairman), M. Marshall (Vice-Chairman), S. J. Baxter, S. M. Evans (substituting for Councillor J. Robinson), D. J. A. Forsythe, E. M. S. Gray, R. Lambert, B. McEldowney, J. D. Stanley and D. G. Stewart

Officers: Mr. S. Evans, Mr. D. M. Birch, Mr. P. Lester,
Ms K. Hanchett, Worcestershire County Council Highways and
Mrs. P. Ross

21/23 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

Apologies for absence were received from Councillors A. Bailes and J. Robinson, with Councillor S. M. Evans in attendance as the substitute Member for Councillor J. Robinson.

22/23 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

23/23 **MINUTES**

The minutes of the Planning Committee meeting held on 3rd July 2023, were received.

It was noted prior to the commencement of the meeting that there was a typographical error of page 10 of the main agenda pack, which showed **RESOVED** and not **RESOLVED**.

RESOLVED that, subject to the amendment, as detailed in the preamble above that the minutes of the Planning Committee meeting held on 3rd July 2023, be approved as a correct record.

24/23 **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE MEETING**

The Chairman announced that there was no Committee Update.

25/23

22/01608/REM - APPLICATION FOR RESERVED MATTERS APPROVAL (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR THE CONSTRUCTION OF 109 DWELLINGS AND ASSOCIATED WORKS AND INFRASTRUCTURE, PURSUANT TO THE OUTLINE PLANNING PERMISSIONS - 19/00976/HYB AND 19/00977/HYB. (CROSS BOUNDARY APPLICATION WITH REDDITCH BC - 22/01553/REM). PHASE 6 DEVELOPMENT SITE BROCKHILL EAST, HEWELL ROAD, REDDITCH, WORCESTERSHIRE - PERSIMMON HOMES SOUTH MIDLANDS LTD

Officers presented the report and in doing so highlighted that the application was for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Redditch BC 22/01553/REM). Phase 6 Development Site Brockhill East, Hewell Road, Redditch, Worcestershire.

Officers presented the presentation slides, as detailed on pages 38 to 50 of the main agenda pack.

The application site formed part of the Brockhill allocation, which was a greenfield site extending to circa 56 hectares. Two identical applications had been submitted, which included land within two LPA boundaries (Bromsgrove and Redditch). The consideration of the impacts of a development proposal was not altered by political boundaries and could not be considered in isolation.

Members were informed that the Redditch reserved matters application was considered at Redditch Borough Council's (RBC) Planning Committee meeting on Wednesday 12th July and was approved subject to conditions.

Members were further informed that, Phase 4 (22/00255/REM) for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Redditch BC 22/00359/REM). Reserved Matters was granted 26th August 2022.

The principle of the proposed development (for up to 960 units) had been established through the granting of Hybrid permission 19/00977/HYB.

Therefore, officers reiterated that issues for consideration by Members was limited to matters of: -

- Appearance
- Landscaping

- Layout (including internal vehicle access)
- Scale

as detailed on pages 27 and 28 of the main agenda report.

The Illustrative Masterplan builds on the vision of the Framework Plan, suggesting where potential pedestrian access points could be located across the whole site. These points had been identified within Phase 6 and had been labelled on the layout to link the scheme with the school and District Centre, creating greater connectivity for pedestrians.

No objections had been received from Highways, subject to the conditions, as detailed on page 24 of the main agenda report.

The Committee then considered the Reserved Matters application, which officers had recommended to be granted.

Officers responded to questions from Members with regards to affordable housing and in doing so stated that, this had also been raised at the RBC Planning Committee meeting held on 12th July 2023.

Officers stated that the developers were proposing to have a higher level of affordable housing on the other phases. The s106 agreement sets out affordable housing, there was no wriggle room. Different levels of affordable housing could be expected over a large development with multiple phases. The next cross boundary application Phase 5 would have a higher level of affordable housing. Officers were not in a position to condition affordable housing outside of the reserved matters application due to the red line area of this phase of development. Affordable housing was secured as part of the s106 agreement and would be met in full. The Housing Strategy team were satisfied with the proposed tenure plan and that the affordable housing was appropriately located and designed so as not to be distinguished from market houses.

In replying to a question regarding the impact of the cross boundary development, it was clarified that the cross boundary nature of the development had been considered as part of the hybrid application and the developer had contributed to schools, highways and health on the basis that up to a maximum of 960 dwellings on the whole site could be completed. Further phases may have a smaller number of dwellings; however, the developer could not go over 960 dwellings.

With regards to existing schools being improved, there would be an extension to the middle school in Redditch and going forward all s106 contributions asked for and justified would be met.

Officers responded to further questions with regards to WRS – Contaminated land and in doing so, referred Members to Condition 2, as detailed on page 34 of the main agenda report.

Officers further commented that there were numerous conditions attached to the hybrid application, which were also relevant for future phases of the development.

Members raised a number of questions in respect of the open spaces to be provided and the maintenance of those spaces and landscaping maintenance on the site, should the development not be fully completed within a period of five years.

Officers commented that with regards to open spaces and the management of those open spaces, this would be established in the s106 agreement, which would cover all phases of the development until the completion of the development. It was thought to be too premature for discussions to take place with regard to handing over open spaces to the LA; as a number of phases were yet to be applied for and built out.

With regard to landscaping maintenance, officers drew Members' attention to condition 4, as detailed on page 34 of the main agenda report. Officers further stated that you could not have a landscaping condition in perpetuity, however, condition 22 of the hybrid application referred to a landscape management plan for each phase.

The Worcestershire County Council, Highways officer responded to a question with regard to street lighting. Members were informed that the developer had given WCC Highways the intention that they would like the street lighting to be adopted. A section 38 street lighting design agreement would be put in place for WCC Highways to adopt the street lighting design as the streets were being built out. However, Members were informed that it was not necessary to have street lighting in place before people moved into the properties.

Officers further confirmed that a Construction Environmental Management Plan (CEMP) would be requested for each phase of the development to be considered by WCC Highways.

On being put to the vote, it was

RESOLVED that the Reserved Matters – Layout, Scale, Appearance and Landscaping application be granted, subject to the Conditions as detailed on pages 32 to 36 of the main agenda report.

The meeting closed at 6.37 p.m.

Chairman