

**Bromsgrove District Council
Planning Committee**

**Committee Updates
4th September 2023**

21/01006/FUL Paul Matty Sportscars Ltd, 12 Old Birmingham Road, Bromsgrove

Amendments to Report: (page 11)

Worcestershire Highways Consultation Comments - Bromsgrove

No objection subject to conditions (Nos. 12 - 19 at end of the report) and financial obligations.

Highways (page 18 - 5th paragraph)

It has been agreed that a yellow box will be introduced as part of the off-site highways mitigation package to ensure congestion is kept to a minimum at the motorway junction. This has been amended to:

It has been agreed that 'keep clear markings' will be introduced as part of the off-site highways mitigation package to ensure congestion is kept to a minimum at the motorway junction

The following conditions have been amended:

Condition 2 (Plans) (page 20)

The following Drawings have been amended:

Drawing No. 200 Rev F Proposed Detailed Site Plan 1 of 2

Drawing No. 201 Rev F Proposed Detailed Site Plan 2 of 2

Conditions 6 (Ecology) (page 22)

No works in relation to the building described as Building 1 on the Location Plan of the Focus Environmental Bat Survey Report Ref: 2156 dated March 2023 shall in any circumstances commence, unless the Local Planning Authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence

Condition 11 (page 23) has been removed, the matter is addressed within condition 16.

Condition 17 (page 24) has been amended to clarify that the extinguishment of the existing access relates to that serving No. 10 Old Birmingham Road. The revised wording is as follows:

The Development hereby approved shall not be occupied or be brought into use until the existing vehicular/pedestrian access serving No. 10 Old Birmingham Road shall be permanently closed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic using the adjoining highway.

Condition 18 (Commercial Travel Plan) (page 25) has been amended as follows:

The Development hereby approved shall not be brought into use until the applicant has submitted a Travel Plan using Modeshift STARS Business in relation to the proposed offices. They must meet green level accreditation before occupation and bronze level accreditation within 12 months of occupation.

Reason: To reduce vehicle movements and promote sustainable access

Conditions 19 (Residential Travel Plan) (page 25) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a welcome pack promoting sustainable forms of access in relation to the residential development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

Additional condition recommended in relation to 'Keep Clear' markings:

Prior to occupation of the development hereby approved, 'Keep Clear Markings' as shown on the Proposed Site Plan Drawing No. 102 Rev E (or other approved drawing) shall be provided in relation to access from B4096 Old Birmingham Road.

Reason: to ensure the safe and efficient operation of the Strategic Trunk Road at the M42 and junction 1 circulatory.

23/00616/FUL Waseley Hills High School , School Road, Rubery

Further consultee responses have been received.

Arboricultural Officer

It is welcomed to see the addition of the new Oak tree to be situated within a grassed area to the east of the development and I am happy to withdraw my objection on that basis.

No objection to the proposed development with regards to tree related issues with the following comments:

* Retained trees are to be protected, in accordance with BS5837:2012, throughout all phases of the development with appropriate fencing, to be situated outside of their respective BS5837:2012 Root Protection Area's

* Should any tree, as part of the new landscaping or existing, fail, die or become diseased within 5 years of completion of the development they are to be replaced with a like-for-like replacement tree within one year.

* The new replacement Oak tree to the east of the site is to be as spec'd on 2216-PL1-2-06 Rev. P4 and is to be protected appropriately as to prevent vandalism or incidental damage from grounds staff.

Thomson Environmental Consultants (Ecology)

The ecologist has reviewed the Dusk Emergence & Dawn Re-entry Bat Surveys June 2023 (updated August 2023) and the Construction Ecological Management Plan August 2023.

These reports are considered acceptable. Updated conditions are outlined below.

The recommendation on Page 65 of the published committee report remains the same. The following conditions have been updated.

2) The following plans references have been updated in the approved plan list.

Landscape Site Plan Masterplan SRP1042-KDA-ZZ-DR-LA-2226pl1-2-02-1	P8
Landscape Site Plan Masterplan SRP1042-KDA-ZZ-DR-LA-2226pl1-2-02-2	P5
Green Infrastructure Strategy SRP1042-KDA-ZZ-DR-LA-2226pl1-2-07	P3
Phasing Plans Tilbury Douglas Construction	Rev 3

13) The development shall be completed in accordance with the recommendations outlined Ecology Summary Letter (by Middlemarch and dated 14th April 2023) (unless varied by a European Protected Species (EPS) licence issued by Natural England). These recommendations are based upon the following documents including Preliminary Ecological Appraisal (PEA), including Badger Annex (July 2021), Great Crested Newt Habitat Suitability Index Assessment (February 2023), Preliminary Bat Roost Assessment (February 2023), Dusk Emergence & Dawn Re-entry Bat Surveys (August 2023) and Biodiversity Metric Assessment (March 2023). All the recommendations shall be implemented in full according to the timescales laid out in the Ecology Summary letter, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

Reason: To ensure that the proposal results in a net gain of biodiversity.

14) The development shall be completed in strict accordance with the Construction Ecological Management Plan August 2023. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To safeguard Biodiversity as set out by Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006 and the NPPF.