

**Bromsgrove District Council
Planning Committee**

**Committee Updates
9th July 2024**

23/00324/FUL Alvechurch Sports And Social Club, Radford Road, Alvechurch

One objector has requested that their comments be withdrawn. Therefore, a total of 133 objections have been received, 16 in support and 1 representation.

One objector has added additional comments to their original response.

Alvechurch Residents Association has added an additional objection addressed to Members of the Planning Committee raising the following points:

- The Alvechurch Sports and Social Club closed in early 2022. The club was dissolved, and the building was sold. The site is now a privately owned public house.
- The argument that the site is a community social club and therefore the business should be supported to maintain a community asset are simply incorrect.
- Inappropriate development for a residential area, overlooking, insufficient separation, loss of privacy, insufficient mitigation.
- Surface water drainage strategy is inadequate.
- Proposed car park layout is impractical and unsafe, displacement of vehicles to the public highway, no provision of EV.
- Loss of public parking spaces impacting the Village economy, inadequate bus service and difficult access to the train station.
- The extension is incompatible with the Conservation Area, causing harm to the character and appearance of the conservation area and the setting of nearby listed buildings.

Other comments were made by Alvechurch Residents Association about the conduct of the Applicant, which has not been addressed here as it is not a material planning consideration.

Worcestershire Highways have provided an update to their comments correcting an error in the existing number of trips within previously submitted highway comments. The correct number of trips have now been highlighted below. The slight increase in the number of total two-way trips still will not result in a detrimental severe impact on the operation or safety of the local highway network:

- Worcestershire Highways consider the existing use to produce no trips in the AM and 15 two-way trips in the PM.
- The traffic forecast for the proposed development is agreed as 6 AM and 4 PM peak hour new two-way vehicle movements.
- Therefore, a combined trip generation of 6 additional trips during the AM peak and a total of 19 trips (15 + 4) during the PM peak.
- The increase in trips would not have a severe impact on the highway network or safety. It should be noted Worcestershire Highways assess the peak periods and not the whole day, the peak periods are when there are the greatest number of vehicles on the road. The proposal will not result in a detrimental severe impact on the operation or safety of the local highway network. NPPF paragraph 115 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The full version of the representations has been uploaded onto the Council's website.

Officer response:

There are no new planning considerations which have been raised as part of the above consultations and the Officer report responds to all issues raised.

24/00077/REM Phase 5 Development Brockhill East, Hewell Road, Redditch

Following further comments from North Worcestershire Water Management, the following plans are removed from Condition 1:

- Preliminary Drainage Strategy, FFL's and Retaining Features Sheet 1 (ref. 22119 A-P5&6-001 Rev C)
- Preliminary Drainage Strategy, FFL's and Retaining Features Sheet 1 (ref. 22119 A-P5&6-002 Rev C)
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The recommendation and conditions remain as outlined in the published Committee Report.