

**Bromsgrove District Council
Planning Committee**

**Committee Updates
6th August 2024**

23/00922/FUL Rubery Social Club, 141 New Road, Rubery

Updated consultee responses:

Worcestershire Highways

Following a review of revised site layout plan 2250 3502b, I have the following highway comments:

- The proposed location of the bin storage is acceptable.
- The applicant has confirmed via email (06/08/2024) spaces numbered 1 – 24 are allocated to the residential development containing 23 units of accommodation, these 24 car parking spaces include 2 disabled car parking spaces. It is recommended only one disabled space be provided to ensure 1 car parking space per 1 bed apartments is provided in accordance with WCC car parking standards.
- The applicant has confirmed spaces numbers 25 – 37, which totals 13, are allocated to the social club.
- The applicant has highlighted provision of 25 car parking spaces within the Planning Statement for the proposal which is incorrect.
- It is recommended the cyclist should also have the ability to enter and leave the cycle storage between parking spaces 6 and 15 or in close vicinity - since this would be the cyclists desire line to access and leave the cycle storage.
- Applicant to ensure parking spaces 4 and 6 have sufficient circulation spaces as highlighted within the Streetscape Design Guide page 43, this will enable the occupants to enter and leave the vehicle due to the location of the cycle storage and substation.

Parking for Rubery Social Club:

The social club is located in a highly sustainable location with a good bus service which runs all day. It is noted there are 35 car parking spaces available at present for the existing function hall which can hold 450 and social club. With the removal of the function hall there would be a reduction in the number of trips to the site. PM site visits have been conducted to the social club which confirmed the car park in the rear is not well used. The applicant has provided a total of 13 car parking spaces for the Rubery Social Club which are deemed to be acceptable in this instance and there is also Pay & Display parking available on-street in the immediate vicinity and is free after 6pm (the social club opens at 5pm).

North Worcestershire Water Management

- Nothing to add from a drainage and flood risk perspective.
- No objection subject to conditions.

Waste Management

- Revised bin store will work well for the waste collection team.
- Cost per bin: £320:00. Total cost for 10 bins: £3200:00

Community Safety

- Positioning of the bin store is acceptable.
- I note access to the rear of the bike store and substation is prevented, this is a necessary feature.

Revised commendation:

The recommendation in the published report refers to 'outline'; this is a full planning application.

The recommendation is amended to reflect the application type and the receipt of satisfactory final views of the consultees:

RECOMMENDATION:

(a) Minded to **GRANT full** planning permission

(b) That **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to a financial contribution of up to £69,324 to be allocated between the following:

- Integrated Care Board for a contribution of up to £9600 additional primary healthcare services
- Worcestershire Acute Hospitals Trust for a sum of up to £2,791.08
- Leisure Service - Open space/play/sports facilities contribution towards St Chad's Park and/or Callowbrook Park based on the sum of up to £55,346 (£48.97 per sqm)
- Monitoring fee (estimated at £2,173.83)
- Waste and recycling (bins) – £3200:00

(c) And that **DELEGATED POWERS** be granted to the Head of Planning, Regeneration and Leisure to agree the final scope and detailed wording and numbering of conditions as set out in the summary list at the end of the main report.

24/00150/REM Site A, Land at Whitford Road, Bromsgrove

For clarity, Councillor Hopkins requested that this application be considered by Planning Committee rather than being determined under delegated powers.

Councillor Hopkins

The reason why I believe that this matter should be brought before the Planning Committee to make a decision, is because this development is linked closely to the ongoing housing development at Whitford Road. Because of this the retail development will have significant impacts on the community, both in terms of the noise created whilst the development is being built, but as well the additional traffic which will be caused by the ongoing developments. For these reasons it is important that the Planning Committee scrutinise this development closely in order to ensure that, if it does go ahead, measures and conditions are included which can minimise any disruptions which would be caused by the development.

WRS: Noise

- The revised Noise Impact Assessment (V3) predicts that night-time noise from external plant associated with the proposed development should not adversely impact the nearest residential receptors, when assessed in terms of BS4142.
- Therefore, I have no objection to the application in terms of noise but would recommend that deliveries are restricted, by condition, to the daytime only 07:00 – 23:00hrs.

WRS: Contaminated Land

- No further comment, other than the original contaminated land condition

WRS: Air Quality

- No adverse comments.

24/00342/FUL Land at Junction of Blackwell Road/Alcester Road, Burcot, Bromsgrove

The Tree Officer has served a provisional Tree Preservation Order TPO (15) 2024 on two Oak

trees along the boundary of the site with Blackwell Road. There will be an updated slide on your officer presentation with the location of these trees. Although the TPO needs to be confirmed by Committee in due course it does provisionally protect the trees in the interim.

The Tree Officer has updated their consultation comments as follows:

- An area of loose type one grade hardcore hardstanding has been created within the site which has encroached within the expected rooting area of the boundary hedge that abuts the Blackwell Road and which contains a number of mixed species trees including two prominent Oak trees.
- The entrance / egress point of the site has a level of restricted visibility in the northern direction of Blackwell Road which is likely to bring pressure of management to bear on the hedge and tree line on the boundary of the site to achieve an improved visibility splay as the entrance / egress point to the site.
- The proposal highlights an intention to install 2 x Day Rooms both of which fall within the BS5837:2012 Root Protection Area (RPA) of Oak trees within the hedge on the boundary of Blackwell Road. These facilities will need to be provided with utility services. Both the construction of the Day Rooms and installation of the utility services may require groundwork which would have a high likelihood to cause root damage to the trees in the hedge row. Therefore, I request that the proposed development is redesigned to remove the conflict with the Oak trees in the hedge line on the boundary of Blackwell Road.
- In view of the current and potential future pressure of management or risk of harm the issues above bring on the hedge and tree line abutting Blackwell Road a provisional Tree Preservation Order has been raised on the two Oak trees within the hedge line.

Refusal reason No. 6 has been updated to reflect this.

6. The proposal highlights an intention to install 2 x Day Rooms both of which fall within the BS5837:2012 Root Protection Area (RPA) of two Oak trees provisionally protected under TPO (15) 2024 within the hedge on the boundary of Blackwell Road. These facilities will need to be provided with utility services. Both the construction of the Day Rooms and installation of the utility services may require groundwork which would have a high likelihood to cause root damage to the trees in the hedgerow. Insufficient information has been submitted to determine the impact of any utility services on these trees contrary to Policy BDP19 and BDP21 of the Bromsgrove District Plan.