

**Bromsgrove District Council
Planning Committee**

**Committee Updates
15 October 2024**

Tree Preservation Order (12) 2024: 98 New Road, Bromsgrove

No updates

23/00993/REM: Land at Whitford Road, Bromsgrove

Tree Officer:

- The footpath exit point as shown on drawing reference BROM/PA/002 Rev J will require the removal of a short section of native mixed species hedge line which will have no major impact that the wider length of the hedge provides in both habitat and amenity to the site and area.
- Conclusion: I have no objection to the removal of the section of hedge on the boundary of Timberhonger Lane as envisaged as required to achieve the footpath link as shown on drawing reference BROM/PA/002

Waste Management:

Concern at location of some bin collection points with regard to distance and accessibility and potential for conflict with parking spaces. Suggest planning condition to secure suitable revisions.

North Worcestershire Water Management:

No longer suggesting a replacement pre-commencement condition for condition 17 imposed by the Planning Inspector.

There are concerns regarding the position of some bin collection points within landscaping and front garden areas and the distances required for collection. This can be satisfactorily addressed by condition.

Other Matters

An updated Garden Sizes Plan has been submitted subsequent to the publication of the Committee Report. Some rear garden boundaries have been marginally realigned; as a result an increased number of plots now meet the 70sqm garden size set out in the High Quality Design SPD.

The plots affected are those which previously were slightly below the 70sqm. The number of rear gardens that are less than the 70sqm is now reduced to 36. The increases in the garden sizes are welcome and the proposal continues to be considered acceptable.

Conditions to include

- Timing condition
- Plans
- Provision of parking/turning/visibility splays
- External materials
- Details of boundary treatments
- Details of bund
- Refuse collection

23/01390/FUL Oak Tree Farm, Storage Lane, Alvechurch

Conditions 4, 5 and 6 have been amended.

The condition requiring the removal of the black water storage tank has been amended. The applicants have provided a convincing justification for its necessity, and this has been confirmed by the Council's independent Agricultural consultant as appropriate for the scale of the enterprise on the site.

Reference to the caravan has been removed from condition 5 as the caravan is covered by condition 2.

Condition 6 has been amended to give the applicant 6 months to carry out works to the drainage scheme to take into account the ground conditions during winter.

Revised conditions

4) The residential caravan as shown on Site Plan reference JA-JH-02 annotated as 'caravan' shall be moved into the approved position and the second caravan and portaloo (as existing) removed from site within 4 months of the date of this permission.

Reason - The permission relates to a single caravan and the justification for an agricultural workers dwelling has been made on these grounds.

5) The barn building hereby approved shall be used solely for agricultural purposes and for no other use whatsoever. If the use of the barn for the purposes of agricultural within the unit permanently ceases within 10 years from the date of this consent, then unless the local planning authority have otherwise agreed in writing, the building must be removed from the land and the land must, so far as is practicable, be restored to its condition before any development within the application site took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

Reason: To ensure the building onsite is only used for an agricultural purpose as proposed.

6) Surface water from the development shall discharge to soakaway drainage designed to cope with a 1 in 100 year event plus 40% allowance for climate change. If it emerges that infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. There shall be no increase in runoff from the site compared to the pre-development situation up to the 1 in 100 year event plus 40% allowance for climate change. An as built plan shall be provided with proof of installation. The drainage scheme shall be implemented within 6 months of the decision notice and thereafter maintained.

Reason - To ensure the site does not result in surface water flooding

24/00753/S73 Development Site at Weights Lane, Redditch

One further objection has been received following the publication of the Committee report. This reiterates highway concerns regarding the proposed variation.

Worcestershire Highways has provided further information regarding the need for this variation of condition would assist in the determination of the application as follows:

The hybrid permission conditioned two highway improvement schemes. Under condition 34 regarding works along the Weights Lane Corridor and condition 35 regarding the Dagnell End Road / A441 Birmingham Road. The Weights Lane improvements are now complete. There was a requirement to separate the Weights Lane and Dagnell End Road schemes by the

Highway Authority's Road Space Management Team. They required a sufficient period of time between one set of roadworks finishing and another starting, especially when in close proximity to each other.

At the time of granting consent, there was an expectation that no dwellings beyond the 128 approved in the hybrid would be occupied until the Dagnell End Road improvement scheme was completed. Subject to planning condition, this would be acceptable in terms of the highway network.

However, the Highway Authority S278 Team has subsequently advised the Applicant that approval for starting works to improve the Dagnell End Road / A441 Birmingham Road junction will not be granted prior to March 2025. There is a requirement for several of the Statutory Undertakers to undertake works in the vicinity of the junction prior to the applicant improving the junction. It is desirable that these utility works are undertaken separately from the junction improvement works. If all necessary utility works are complete by the end of March 2025 and the surrounding local highway network clear of any other significant roadworks, then approval to commence the works to improve the Dagnell End Road / A441 Birmingham Road junction could be granted with the earliest start date being from April 2025. The start date will depend on the Applicant completing the necessary S278 Agreement with the Highway Authority, including proposed temporary traffic management measures.

Highway Authority is planning to submit Section 50 of the New Roads and Street Works Act 1991 (NRSWA), which would require all utility providers to undertake any necessary works within a 3-month period, prior to March 2025. Please note that Section 52 is incorrectly referenced in the supporting Transport Note.

As a result, the Applicant cannot currently undertake the required improvement works at the Dagnell End Road junction and, as a result, would be in breach of this condition if dwellings beyond the 128 cap were occupied. The Applicant expects to be at the 200th occupation by the time the roadworks are completed. Therefore, it has submitted a Section 73 planning application to amend Condition 35, increasing the trigger for highway improvement works to the 200th occupation in line with development progress in order to continue occupying both market and affordable dwellings.

The key issue is the likely impact of development traffic associated with the difference between 128 and 200 dwellings. For the Dagnell End Road / A441 Birmingham Road junction, the trip distribution assessment suggests this is likely to result in approximately 20 two-way AM trips and 22 two-way trips. The Highway Authority is content these flows are a reasonable estimate. These trips would gradually build up as dwellings are constructed out and become occupied. The Highway Authority is of the opinion the build-up of the 20 two-way AM trips and 22 two-way trips is considered to be within the daily fluctuation of baseline flows, such that the gradual increase would have no noticeable significant detrimental impact on the existing junction that would justify a refusal of the application.

24/00838/S73 Development Site at Weights Lane, Redditch

No updates