

**Bromsgrove District Council
Planning Committee**

**Committee Updates
10 December 2024**

24/00516/S73 Land at Whitford Road, Bromsgrove

Updated Consultee response:

WRS (Noise)

- Two of the glazing products are acceptable.
- Ventilation products acceptable.
- Acoustic fence acceptable.
- Comments awaited on the late amendment of a third glazing product.

Change to amended wording of condition 22:

Variation of condition 22 of planning permission APP/P1805/W/20/3245111 allowed on appeal 09/02/2021 (LPA 16/1132):

FROM:

22) No dwelling shall be occupied until the acoustic fencing on the north western part of the site has been erected in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The acoustic fencing shall be retained thereafter.

AMEND TO:

No dwelling shall be occupied in relation to the approved reserved matters 23/00993/REM (Miller Homes phase) including plots 291 to 293 & plots 342 to 353 only of the approved reserved matters 22/00090/REM (Bellway Homes phase) or subsequent variations thereof until the acoustic fencing on the north-western part of the site, has been erected in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The acoustic fencing shall be retained thereafter. The noise mitigation measures of glazing, ventilation and garden fences referred to in the Environmental Noise Assessment (22336-1- R8) prepared by Noise.co.uk dated 25 October 2024 shall be applied to the approved reserved matters 22/00090/REM (Bellway Homes phase) or subsequent variations thereof in accordance with the following details: the Glazing and Ventilator Performance table version 4 submitted on 09/12/24 and Acoustic Private Garden Fence drawing number SD-9-03 dated October 2024 unless alternative other minor variations of these details are submitted to and agreed in writing by the Local Planning Authority prior to installation.

Assessment

The submitted Noise Assessment Report submitted with the application to vary the 'no occupation' clause of condition 22 indicated that noise levels of plots within the Bellway Homes phase of development would be higher than stated in the information submitted with the allowed appeal. Therefore, details of mitigation were requested.

Details have been submitted of the specification of the glazing and ventilation products to be installed in the dwellings and the acoustic garden fences to be erected to the private garden areas of the Bellway Homes properties. Three types of Guardian Glass glazing products and three types of Greenwood ventilation products are proposed to mitigate noise levels on different areas of the site and to protect the dwellings from any associated risk of overheating. A specification for acoustic fence to protect private garden areas has also been provided.

WRS advised that the acoustic fence and two of the glazing products together with the ventilation products are acceptable

Details of one of the three glazing products has been changed by the applicant and submitted as a late amendment.

WRS has been consulted and comments on that product are awaited.

A further change has been made to the proposed wording of the amended condition which now reflects the product specifications that have been submitted. Bellway Homes has advised that it has been made aware of some potential supply issues and therefore may need to substitute some of the named glazing/ventilation products. This ability to submit alternatives is provided for in the revised wording – this does not negate the requirement for the same level of mitigation to be provided in any alternative product.

RECOMMENDATION

- (a) Subject to the satisfactory final views of Worcestershire Regulatory Services, **MINDED to GRANT** permission to amend condition 22 of planning permission APP/P1805/W/20/3245111 allowed on appeal 09/02/2021 (LPA reference 16/1132)
- (b) That **DELEGATED POWERS** be granted to the Assistant Director for Planning, Leisure and Cultural Services to determine the application, subject to an amended wording of condition 22 and the other conditions attached to the original planning permission (planning permission APP/P1805/W/20/3245111 allowed on appeal 09/02/2021 (LPA reference 16/1132)