



Planning Committee

Wed 13 Jul
2022
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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If you have any queries on this Agenda please contact

**Gavin Day
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REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE



GUIDANCE ON FACE TO FACE MEETINGS

At the current time, seating at the meeting will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants.

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day (gavin.day@bromsgroveandredditch.gov.uk)

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

Members and Officers who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

The meeting venue will be fully ventilated, and Members may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

PUBLIC ATTENDANCE

Members of the public will be able to access the meeting if they wish to do so. However, due to social distancing arrangements to ensure the safety of participants, there may be limited capacity and members of the public will be allowed access on a first come, first served basis.

Members of the public are strongly encouraged not to attend the meeting if they test positive for Covid-19 on the day of a meeting or up to 5 full days before a meeting. Should the member of the public test positive for Covid-19 on the meeting or up to 5 full days before the meeting then they are expected not to attend the meeting. It should be noted that members of the public who choose to attend in person do so at their own risk.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments in light of the on-going Covid-19 pandemic. For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
 - a. Objectors to speak on the application;
 - b. Supporters to speak on the application;
 - c. Ward Councillors
 - d. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Monday 11th July 2022) and invited to the table or lectern.

- 4) Members' questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to address the committee in person or via Teams.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3034) or by email at gavin.day@bromsgroveandredditch.gov.uk before 12noon on Monday 11th July 2022.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Monday 11th July 2022.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, re available to view in full via the Public Access facility on the Council's website www.redditchbc.gov.uk

- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the “environmental factors” (in the broad sense) which affect the site.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded.
- 6) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.



Planning

COMMITTEE

Wednesday, 13th July, 2022

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Michael Chalk (Chair)
Timothy Pearman (Vice-Chair)
Imran Altaf
Tom Baker-Price
Brandon Clayton

Alex Fogg
Andrew Fry
Bill Hartnett
Gareth Prosser

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes (Pages 1 - 6)

4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

5. Application - 22/00506/FUL - Land At Shawbank Road Redditch Worcestershire B98 8YN (Pages 7 - 14)



Planning Committee

Wednesday, 8 June 2022

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Timothy Pearman (Vice-Chair) and Councillors Karen Ashley (Substituting for Cllr Imran Altaf), Tom Baker-Price, Bill Hartnett, Sid Khan (Substituting for Cllr Andy Fry), Anthony Lovell (Substituting for Cllr Brandon Clayton) and Gareth Prosser

Also Present:

Nigel Gorski – Worcestershire County Council, Highways (via Microsoft Teams)

Officers:

Amar Hussain, Helena Plant, Steve Edden, and Sharron Williams

Democratic Services Officers:

Pauline Ross and Gavin Day

7. APOLOGIES

Apologies for absence were received from Councillors Imran Altaf, Andy Fry, Alex Fogg and Brandon Clayton, with Councillors Karen Ashley, Sid Khan and Anthony Lovell in attendance as substitutes.

8. DECLARATIONS OF INTEREST

There were no declarations of interest.

9. UPDATE REPORTS

There were no update reports.

10. APPLICATION 22/00016/FUL - LAND AT MIDDLEHOUSE LANE, ENFIELD, REDDITCH - WEST MERCIA POLICE AND CRIME COMMISSIONER

The application was reported to the Planning Committee for determination because the application was for a major development (more than 1000 sq. metres of new commercial floorspace). As

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Chair

Planning Committee

Wednesday, 8 June 2022

such, the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 1-22 of the Site Plans and Presentations pack.

The application was a full planning application for the demolition of existing training tower and erection of a three-storey combined Emergency Services Hub building, training tower, associated car parking and cycle storage, at-grade external training area, re-fuel facility, sub-station, 35-metre telecommunications antenna, vehicular access and associated works.

Officers drew Members attention to the Ownership plan – existing and Ownership plan – proposed, as shown on pages 5 and 6 of the Site Plans and Presentations pack. It was noted that part of the proposed site was the subject of an allocation for residential development within the Borough of Redditch Local Plan (site No. 156) as shown on page 2 of the Site Plans and Presentations pack.

Officers explained that once the development had been completed the rest of the site, on which the old fire station was located would be transferred over to Redditch Borough Council. The fire station would then be scheduled for demolition and that land would form a new site, which would be set for residential development.

Officers further drew Members' attention to the Proposed site plan on page 7 of the Site Plans and Presentations pack. Officers highlighted that a principal vehicular access into the site; to serve appliances and police vehicles, as well as staff and visitors would be formed off Middlehouse Lane. Appliances would exit the site from the appliance bays via a separate egress on Middlehouse Lane. An additional egress, solely for emergency vehicles, would be created to the rear (north-east) of the site onto the Alvechurch Highway (A441).

Officers highlighted the location of the 35m telecommunications antenna tower during the presentation, identified by a triangle on the Proposed roof plan, on page 11 of the Site Plans and Presentations pack.

Officers referred to arboricultural matters and the group of trees to be retained to help facilitate visual screening of the proposed development, as shown on the aerial views slides on page 4 of Site Plans and Presentations pack and would be retained to soften the appearance of the building, masking the building and tower as you view from the island.

Planning Committee

Wednesday, 8 June 2022

In conclusion, having regard to the development plan and to all other material considerations, Officers recommended that planning permission be granted subject to the Conditions and Informatives outlined on pages 16 to 23 of the main agenda report.

At the invitation of the Chair, Mr. Laurence Holmes, Planning Agent on behalf of the applicant addressed the Committee.

Members then asked questions of the Officers.

Members commented that due to local knowledge of the area, they were aware of how Middlehouse Lane was prone to flooding during heavy rainfall. Members asked if there was anything that could be put in place to help alleviate this during construction.

Officers responded that this issue had been looked at carefully and drew Members' attention to the comments received from North Worcestershire Water Management, as detailed on page 8 of the main agenda pack., also stating they had no objections.

Members also enquired about the materials and finish of the 35m telecommunications antenna. Officers replied that their understanding was that the finish was to be grey colour and that in terms of prominence it was planned to be a lattice style metal tower.

Members enquired as to why there were two different building materials used in the construction (brick and cladding). Officers responded that it was to soften the appearance of what would be a large structure, but also to differentiate between the two parts of the building, which were the facilities for police personnel accommodation and office block in brick and appliance bays, supported by kit, drying and shower room facilities for Service Personnel in cladding.

Members noted that page 9 of the main agenda report described the existing police station as a 1960's building, when it was actually built in the mid to late 1970's. Officers apologised for the error and noted it for the record.

Members also enquired about whether there were plans to use the telecommunications antenna for commercial use. Officers replied that there were currently no plans for commercial use, it would only for use by the police and fire services.

Members further queried that if it were decided to be leased out in the future, would that require further planning permissions, to which officers confirmed that it would.

Members then considered the application, which Officers had recommended be approved.

Planning Committee

Wednesday, 8 June 2022

One Member commented that they were worried about the design of the flat roof, stating that flat roofs by nature and design were prone to leaking over time. Officers respectfully disagreed stating that flat roofs leaking may have been an issue in the past, however, there had been many improvements in design, so it was no longer an issue.

Members commented that the impact/improvement to the rescue services would be greater than just Redditch Borough Council as emergency services were closely linked. They also commented that the previous fire and police buildings were old and in need of upgrading and supported the modern and innovative project bringing both emergency services together in a very attractive building, which was an asset to the area.

Members further brought up the issue of flooding and drainage and asked if an advisory could be attached to alleviate this. Officers advised that the issue was predominantly a highways problem and although the development would not improve the current situation, it would not add to an already existing problem.

Members' attention was drawn to Informative number 3, as detailed on page 22 of the main agenda report. Officers highlighting the use of permeable paving and underground attenuation tanks to ensure that surface water from the driveway and/or vehicular turning area did not discharge onto the public highway.

Members then directed the question regarding flooding and drainage to the Highways officer.

The officer clarified that the current project should see no water discharge into the network with the measures in place. Highways also highlighted the need to improve the drainage network on Middlehouse Lane and that there would be a need to review the road network during the development. These works would give highways an opportunity to examine the current network, to potentially clear out or improve existing drainage. Highways also reiterated that the development would not effect the flow of water into the system, anything further than that was not for the developer to address.

Members thanked the Highways officer for its committal to review the drainage situation and requested that the comments made be minuted.

Members further referred to the trees being mostly self-set and that as detailed in the report, that there were plans to replace the mature weeping willow tree, which was subject to a TPO. They were also pleased with the decision to retain trees as a screen. Members also commented that the ground on the site was very compacted, so

Planning Committee

Wednesday, 8 June 2022

surface water tended to run off during heavy rainfall, therefore, the underground attenuation tanks may see a small decrease in water build-up on Middlehouse Lane.

All Members were in agreement with the officer's recommendation

RESOLVED that

Having had regard to the development plan and to all other material considerations, that Planning permission be granted subject to the Conditions and Informatives, as detailed on pages 16 to 23 of the main agenda report with the addition of a further informative concerning Highway Drainage.

11. APPLICATION 22/00329/S73 - LIDL STORE, BATTENS DRIVE, REDDITCH, WORCESTERSHIRE, B98 0LJ - LIDL GREAT BRITAIN LIMITED

This application was reported to Planning Committee for determination because the application related to a major development (more than 1000 sq metres of new commercial / Industrial floorspace). Additionally, the application required a S106 Agreement. As such, the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 24 - 26 of the Site Plans and Presentations pack.

The planning application sought to revise opening hours for bank and public holidays from 08:00-20:00hrs to 08:00-22:00hrs for the soon to open Lidl store on Battens Drive, Redditch.

Officers clarified that this would only affect the 8 bank holidays and public holidays per year and only proposed an additional two hours, which would bring those days in line with their opening hours throughout the rest of the year.

Officers informed the Committee that there were no objections from neighbours, Community Safety, Highways Redditch, West Mercia Police or the Worcestershire Regulatory Services – Noise. It was also noted that, as part of a planning obligation that, the financial contribution to improving green space amenities had already been paid. The obligation also ensured that the existing Lidl store in the town centre remained open, that commitment still ran until June 2023.

In conclusion, having had regard to the development plan and to all other material considerations, Officers recommended that the application be approved.

Planning

Committee

Wednesday, 8 June 2022

Members then considered the application.

Members stated that 2 hours a day, 8 times a year would be unlikely to cause any impact.

Therefore, all Members were in agreement with the officer's recommendation

RESOLVED that

Having had regard to the development plan and to all other material considerations that, authority be delegated to the head of Planning and Regeneration to grant planning permission subject to:-

- a) the satisfactory completion of a suitable legal mechanism ensuring that:
 - 1. Commitment to ensuring that the town centre Lidl store stays open until the end of June 2023;
 - 2. A Section106 monitoring fee; and
- b) the Conditions and Informatives, as detailed on pages 28 to 32 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 7.45 pm

PLANNING COMMITTEE

13th July 2022

Planning Application 22/00506/FUL

Warehouse Storage Building.

Land At Shawbank Road, Redditch, Worcestershire, B98 8YP

Applicant: Mr Andrew Crompton
Ward: Lodge Park Ward

(see additional papers for site plan)

The case officer of this application is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site forms part of the rear storage/service yard to the existing Fly by Nite rehearsal studio/offices which front Broad Ground Road. This 0.6 ha site is situated at the eastern extremity of the Lakeside Industrial Estate and is bounded by Shawbank Road to the north, the associated Fly by Nite Rehearsal Studios and offices to the south, Holloway Drive local distributor road (directly linking with the A4189 Warwick Highway junction just 0.5km to the south) and by the Grinsty Rail Ltd Redditch headquarters to the west.

The site lies within the designated employment land shown on the Borough of Redditch Local Plan (BoRLP) and protected by Policy 24. The site also forms part of an allocation under Policy 23 Employment Land Provision (IN52). The area is characterised by a mix of modern employment development uses/buildings within an established estate.

Background

The applicant, Fly by Nite Conferences Ltd is a large, specialised company based in Redditch. It has a fleet of trucks and trailers with dedicated drivers who transport stage equipment and scenery for bands, entertainment, theatre, and opera groups as well as the corporate and exhibition industry.

The proposed new storage facility is essential to the logistical efficiency of the business. It will sustain existing employment and allow for expansion of the warehouse team (with 5 further members of staff). The business currently employs more than 200 members of staff.

Proposal Description

This application seeks full permission for the erection of a 26m by 38m by 10m high portal frame, profile steel clad warehouse building that will have total floorspace of 1740

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

sq m (including mezzanine level). The development will use an existing access from Shawbank Road.

Relevant Policies:**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 17: Flood Risk Management

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

2014/190/OUT	Proposed rehearsal studio with offices (outline permission with matters of access, layout and scale for consideration)	Approved	11.09.2014
2014/283/RM	Appearance and landscaping reserved matters relating to the rehearsal studio with offices granted permission under 2014/190/OUT	Approved	13.11.2014

Consultations**Worcestershire Archive and Archaeological Service**

No archaeological investigation required

North Worcestershire Water Management

NWWM are seeking further clarification on several drainage matters.

WRS - Contaminated Land

No objection subject to Tiered Investigation condition

WRS - Noise

No objection

PLANNING COMMITTEE

Highways Redditch

No objection subject to conditions

- Electric Vehicle Charging Facilities
- Accessible Parking Provision
- Cycle parking
- Conformity with Submitted Details

Candent Gas

No objection, informative note required

Public Consultation Response

The application has been advertised by a Press Notice, Site Notice and 10 neighbour letters. No comments have been received to date.

Assessment of Proposal

Principle of Development

The site is situated in an area that is designated as a Primarily Employment Area (Policy 24) and as an allocated employment site under Policy 23 within the Borough of Redditch Local Plan No.4 (BoRLP4). As such the proposed development for a warehouse unit is acceptable in principle.

Design

BoRLP4 Policy 40.2 states that "All development, including proposals for individual buildings, public and private spaces and wider development schemes will be expected to:
i. be of a high quality design that reflects or complements the local surroundings and materials"

The layout, scale, design and external appearance of the building which proposes main grey cladding panels to be framed in blue trim to match the Fly by Nite company livery details of the existing buildings reflects the commercial use and is considered to be acceptable in this business and industrial area.

Highways

Criterion (iii) of BoRLP4 Policy 20 states that: "all proposals should incorporate safe and convenient access arrangements in their design for all potential users (including pedestrians, cyclists, emergency services and waste collection vehicles). Access arrangements should be designed to reflect the function and character of the development and its wider surroundings"

PLANNING COMMITTEE

The development will utilise existing access and parking, which is considered sufficient. The Highway Authority has raised no objection to the proposal subject to conditions and the application is considered to comply with Policy 20 of the BoRLP4.

Noise

WRS Noise has no objection to the development and consider that the building will sufficiently contain any machine activity noise. The proposed building is significant distance from any residential use.

Flooding and Drainage

A flood risk assessment and drainage strategy has been submitted as part of the planning application by PJA.

This is a detailed report which is considered to comply with Environment Agency Standing Advice - Development in Flood Zone 2. In accordance with NPPF less vulnerable development is appropriate within Flood Zone 1, 2 and 3a. Given this, the proposed development meets the requirements of the Sequential Test and there is no requirement to apply the Exception Test.

North Worcestershire Water Management (NWWM) have sought clarification on several matters. In response PJA have produced further drainage information and this is currently being reviewed by NWWM. NWWM consider that a solution can be achieved and therefore delegated powers are being requested, so the final detail can be finalised.

Contamination

WRS Contamination has no objection to the planning application and has recommended a tiered investigation condition.

Conclusion

Overall, it is considered that the proposed development for the new warehouse storage unit within part of the existing Fly by Night premises, this accords with the policies in the Borough of Redditch Local Plan and the NPPF and is therefore acceptable. The proposal would enable the continued growth of an established Redditch business and would ensure that their future remains within the area. The recommendation is that planning permission should be granted.

PLANNING COMMITTEE

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, that;

(a) DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure Services to determine the planning application subject to the satisfactory views of North Worcestershire Water Management.

(b) Minded to GRANT full planning permission

Conditions

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

209-0222-01-LOCATION PLAN
209-0222-04-PROPOSED SITE PLAN
209-0222-05-PROPOSED FLOOR PLAN
209-0222-06-PROPOSED ELEVATIONS

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.

PLANNING COMMITTEE

2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 4) The development hereby approved shall not be opened to the public until 1 car parking space has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 5) The development hereby approved shall not be brought into use until 1 accessible car parking space has been provided and thereafter shall be kept available for disabled users as approved.

Reason: To provide safe and suitable access for all.

- 6) The development hereby approved shall not be brought into use until sheltered, safe, secure and accessible cycle parking for 10 cycles have been provided and thereafter the be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 7) The development hereby approved shall not be occupied until the parking and turning facilities have been provided as shown on 209-0222-04-PROPOSED SITE PLAN.

Reason: To ensure conformity with submitted details.

Informatives:

1. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
2. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant

PLANNING COMMITTEE

must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.