

ORDER FOR CONSIDERATION OF PLANNING APPLICATIONS

SPEAKERS CONFIRMED INDICATED BY 'S'

<u>Application No.</u>	<u>Proposal and Address</u>		<u>Page No</u>
S 2013/145/FUL	Erection of 12 new detached dwellings with garages.	Main Report	5
	Land at Wirehill Drive.	Update Report	2
	Presenting Officer : Steven Edden		
S 2013/174/COU	Change of use to convert two self-contained units into a gymnasium.	Main report	17
	19-20 Lakeside Industrial Park, New Meadow Road.	Update Report	No Update

PLANNING APPLICATION 2013/145/FUL

ERECTION OF 12 NEW DETACHED DWELLINGS WITH GARAGES

LAND AT WIREHILL DRIVE REDDITCH

Consultee Responses

County Highway Network Control

Formal comments have now been received. Highways comment that the proposed development is acceptable in highways terms and therefore raise no objection subject to the inclusion of conditions covering access turning and parking, on site roads specification and the submission of a Construction Management Plan.

The County request that a contribution under the 'Infrastructure Delivery Plan' be sought as part of the application.

Assessment of Proposal

Officers are satisfied that the conditions as requested by Highway Network Control are necessary and reasonable having regard to government guidance which exists with respect to planning conditions (Circular 11/95). The conditions requested are those set out as Conditions 10, 11 and 12 in the recommendation below. It is not considered appropriate in this case to seek the infrastructure contribution following legal advice that has been received.

A minor amendment to the submitted site layout plan has been requested which would re-position the row of proposed dwellings (Plots 1 to 6 only) by two metres further to the south (such that Plot 1 would be positioned two metres further into the site). This amendment would result in the retention of a greater length of the hedge referred to in the main report. The plan requested is agreeable to the applicant but at the time of writing has yet to be finalised.

The recommendation has been amended from that set out in the main report to reflect the changes outlined above and is stated in full below.

Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to:

- a) **The satisfactory completion of a S106 planning obligation ensuring that:**

* Contributions are paid to the Borough Council in respect to off-site open space in accordance with the Councils adopted SPD

* A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

b) The submission of a satisfactory amendment to site layout plan ref: 2012.005-02 showing the minor re-positioning of Plots 1 to 6

and

c) Conditions and informatives as summarised below:

Conditions

1. Development to commence within three years
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Arboricultural method statement
6. Tree protection measures for on-site working
7. Development in accordance with plans (listed)
8. Provision of an acoustic fence – details to be provided
9. Limited working hours during construction period
10. H13: Access turning and parking
11. HC41: On site roads – submission of details
12. HC54: Construction Environmental Management Plan

Informatives

1. Reason for approval
2. Drainage
3. S106 agreement is attached to this consent

**PLANNING
COMMITTEE**

4. LPA acted in a positive and proactive manner
 5. Community safety informative
 6. Highway informatives HN4, HN7, HN8
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