

**PLANNING
COMMITTEE**

12th November 2014

Planning Application 2014/192/FUL

Erection of 12 No. 3 bedroomed detached dwellings with garages

Land at Wirehill Drive, Lodge Park, Redditch

Applicant: Mr David Baker
Expiry Date: 16th October 2014
Ward: LODGE PARK

(see additional papers for Site Plan)

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site consists of a triangular shaped area of grass, located adjacent to both the Warwick Highway (to the south) and Wirehill Drive (to the north). The land falls away, steeply in parts, in a south-west to north-east direction towards Wirehill Drive.

Beyond the western boundary are the properties 1-7 Gaydon Close. Beyond Wirehill Drive, to the north lies a further residential area, Himbleton Close. The northern boundary to the site contains a mixed species hedgerow which includes a semi-mature Oak Tree which is protected by means of TPO No.142.

Proposal Description

This is a full planning application to erect twelve, three bedroomed detached dwellings.

Two house types are proposed. House type A (7 no.) would have an integral garage, with House type B (5 no.) having an attached single garage. All dwellings would have additional in curtilage parking.

House type A would be formed of part render, part brickwork walls under a tiled roof. House type B would be formed entirely of brickwork walls under a tiled roof.

Vehicular access to serve the development is proposed to be formed in two places, both off Wirehill Drive. The first would be at a point approximately 25 metres to the east of the existing vehicular access serving Himbleton Close. This would serve Plots 1 to 10. The second would be located to the east of the existing protected oak further to the east. This access would serve Plots 11 and 12.

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Relevant Policies:

Borough of Redditch Local Plan No.3

R01 Primarily Open Space
R02 Protection of Incidental Open Space
CS02 Care for the Environment
CS06 Implementation of Development
CS07 The Sustainable Location of Development
CS08 Landscape Character
BBE13 Qualities of Good Design
CT12 Parking Standards
BNE01A Trees, Woodland and Hedgerows
S01 Designing out Crime

Emerging Draft Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 3: Development Strategy
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy: 39 Built Environment
Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPG Encouraging Good Design
SPD Open Space Provision
SPD Education Contributions
SPD Designing for Community Safety
Worcestershire Waste Core Strategy (WWCS)

The site is designated as Primarily Open Space in the Borough of Redditch Local Plan

Constraints:

Borough of Redditch Tree Preservation Order (TPO) No.142

Relevant Planning History

2008/305/RC4	Residential development (outline)	Approved	05.11.2008
2013/145/FUL	Erection of 12 new detached dwellings with garages	Refused Appeal Dismissed	26.09.2013 14.04.2014

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Consultations

Highway Network Control

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.

Arboricultural Officer

No objections are raised provided the Oak Tree and hedge line to be retained on the boundary of Wirehill Drive are afforded full protection in accordance with BS5837:2012 during construction works. An arboricultural method statement should be provided for the Council's consideration together with a full landscape plan and specification to include the intended routing of all utility service lines.

Education Authority

Confirm that a financial contribution towards education provision would be required in this case.

North Worcestershire Water Management

Notes that the site is not located within an area of fluvial flood risk and there is no evidence of the site being affected by past surface water flooding. A public foul sewer is located nearby and therefore connection to this is unlikely to be a problem provided the applicant has received consent from Severn Trent Water to connect.

With regards to the discharging of any additional surface water created by the proposed new dwellings, the applicant has proposed to use soakaways. Porosity tests will be required in order to ascertain whether soakaways would be appropriate. The applicant is asked to consider other forms of SuDS techniques to dispose of surface water, such as rainwater harvesting or permeable paving. Subject to the imposition of and agreement to a drainage condition, no objections are raised.

Crime Risk Manager

No objections raised. Would wish to see a light near to each properties front door: a dusk till dawn low energy light fitting would be the most appropriate.

Severn Trent Water Ltd

No objection. Drainage details to be subject to agreement with Severn Trent.

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Public Consultation Responses

Responses against

12 letters raising the following summarised comments:

- Planning permission has already been rejected once and dismissed on appeal for exactly the same proposal
- Mature hedgerow across site should be retained/protected
- The site should be retained as a recreational area for the local community
- Loss of green space would prejudice quality of life for residents in Lodge Park
- Unsustainable form of development
- Vehicular and pedestrian safety would be compromised if permission were to be granted
- The land should not be developed in principle
- The proposals would harm the character of the area
- Wildlife in the area would be adversely affected
- Concerns raised regarding subsidence
- The proposed development would be on elevated ground and would impact upon privacy
- This area was originally to be retained as a sound barrier to prevent noise from the adjoining highways

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Background

Planning permission was granted for residential development in outline form under 2008/305/RC4 following this applications presentation at the RBC Planning Committee on 4th November 2008. The application site under that application included a much smaller triangular wedge to the immediate north of the hedgerow containing the oak tree referred to earlier and included the land right up to the Wirehill Drive / Gaydon Close road junction. Under the current application, no dwellings are proposed to be erected on this area of land as was the wish of the RBC Planning Committee in 2008, although the proposed vehicular access linking Wirehill Drive to the larger triangle of land would need to cross this area.

The outline consent granted in 2008 has now lapsed and therefore no consent for residential development (in principle) exists.

A full application for the erection of 12 detached dwellings was submitted in 2013 under application 2013/145/FUL. Officers recommended that this application should be granted permission subject to the satisfactory completion of a planning obligation under S106 of the Town and Country Planning Act. The recommendation was overturned by members and permission was refused following RBC Planning Committee on 25th September 2013. The two refusal reasons were as follows:

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1. The site is designated as an area of Primarily Open Space in the Borough of Redditch Local Plan. The Council considers that the need for this development does not outweigh the current value of the land as an open area. The proposal would therefore be contrary to Policy R.1 of the Borough of Redditch Local Plan No. 3 which states that proposals which would lead to the total or partial loss of a Primarily Open Space will not normally be granted planning permission unless it can be demonstrated that the need for the development outweighs the value of the land as an open area.
2. The proposed development would lead to the creation of two accesses on a stretch of classified highway (a district distributor) which carries significant traffic movements. Vehicular movements associated with the use of the proposed accesses would lead to traffic conflict and detriment to highway safety, contrary to the provisions of the National Planning Policy Framework.

An appeal was made against the decision of the Council to refuse planning permission and the Planning Inspector dismissed the appeal on 14th April 2014 commenting that the main issues were:

- The effect of the proposals upon highway safety having regard to the proposed vehicular accesses to the site, and
- Whether the loss of the area of Primarily Open Space would be outweighed by the need for new housing in the area.

With respect to the first issue, the Inspector considered that the addition of 12 dwellings would be unlikely to materially increase traffic using the highway and that the proposal would provide a safe and convenient vehicular access which would not result in harm to highway safety.

With respect to the second issue, the Inspector commented that the site was valuable in both environmental and recreational terms and that the need for the new houses would not outweigh the harm that would be caused to the loss of the open space. She therefore agreed that the first reason for the refusal of planning permission, as set out above was sound.

The current application is identical to that submitted in 2013 under application 2013/145/FUL.

Assessment of Proposal

The key issues for consideration are as follows:

- a) Principle of development
- b) Design, appearance and layout
- c) Impact of the development upon nearby residential amenities
- d) Impact of the proposals on highway safety
- e) Planning Obligation requirements

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Principle of development

The site which would contain the proposed twelve new dwellings is designated as Primarily Open Space within the adopted Borough of Redditch Local Plan No.3, where Policy R.1 applies. A smaller triangle of land, from which access to the site is to be gained, is undesignated within the Local Plan and thus can be considered as incidental open space under Policy R.2. Policy R.1 is a criteria based policy, whereby in assessing applications for development on Primarily Open Space certain factors will be taken into account. These factors and *your Officers responses* to these are as follows:

i), The environmental and amenity value of the area

Given the topography of the land the site has no particular or notable amenity value

ii) The recreational, conservation, wildlife, historical and visual and community amenity value of the site

The site as a whole performs a visual open space function but has little wildlife or community value

iii) The merits of retaining the land in its existing open use, and the contribution or potential contribution the site makes to the character and appearance of the area

The hedgeline and protected oak tree, together with the triangle of land to the immediate north adjoining Wirehill Drive make a contribution to the open character and appearance of Wirehill Drive, although the larger triangle which is proposed for residential development does not

iv) The merits of protecting the site for alternative open space uses

It would be difficult to suggest appropriate alternative open space uses on the site given the topography of the land

v) The location, size and environmental quality of the site

The location, size and quality of the open space is considered to be compromised by the sites close proximity to Wirehill Drive

vi) The relationship of the site to other open space areas in the locality and similar uses within the wider area

There are other open spaces within Lodge Park, including the Lodge Park Pool area, which lies within 300 metres of the site by means of the nearest footpath

vii) Whether the site provides a link between other open areas or a buffer between incompatible land uses

In this case the site neither provides a link between other open areas nor a buffer between incompatible land uses as it is surrounded by residential development

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viii) That it can be demonstrated that there is a surplus of open space and that alternative provision of equivalent or greater community benefit will be provided in the area at an appropriate, accessible locality

The Councils Open Space Needs Assessment shows that there is a deficit and therefore no surplus of open space in the Lodge Park ward. However, the ward abuts the Arrow Valley Park where there is a surplus. The site is therefore considered to be in close proximity to high quality open space

ix) The merits of the proposed development to the local area or the Borough generally
The merits of the proposal should be considered holistically against the positive and negative points raised above and will be addressed further in the conclusion of this section

The assessment of the site in relation to the above criteria has shown that the smaller triangular area to the immediate north performs a visual open space function and that it lies in a ward with a deficit of open space in relation to the Borough average. For these reasons your Officers have continued to resist the construction of new dwellings within the smaller area to the north which is incidental open space and subject to Policy R.2 in the Local Plan. This area would therefore remain free from built development. This serves to protect the hedgerow which would screen much of the development from Wirehill Drive.

The site has been designated as Primarily Open Space under the BOR Local Plan No.3 since its adoption in 2006. The site had the same allocation in earlier Local Plans.

Following the granting of planning permission for residential development (in outline) in 2008, where members at that time considered that the principle of residential development, having regard to the consideration to Policy R.1 was acceptable, the sites designation changed from POS to one of residential in the draft Local Plan No.4.

Following the Planning Inspectors decision to dismiss application 2013/145/FUL at appeal, the site has been removed from the allocated list of sites which count towards the Council's five year housing supply target.

Notwithstanding this, the Council will continue to need to deliver sites for residential purposes beyond the five year period in line with the provisions of the National Planning Policy Framework.

Having regard to the consideration of Policy R1 above, your officers believe that the visual amenities and the wider character of the surrounding area would not be harmed by the development of the site in the manner proposed under this application.

The Councils Open Space Needs Assessment, which is regularly reviewed and monitored (most recently in March 2014) still shows that the Lodge Park Ward has an overall small deficit in open space provision and therefore the proposal would fail to comply with criteria viii) as set out above which states that proposals such as this should

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demonstrate that a surplus exists. Whilst this is the case, the site abuts the Arrow Valley Park which has a clear surplus of open space. Having regard to the other criteria as set out above, the principle of residential development is considered to be acceptable.

The site lies within the urban area of Redditch, and is therefore considered to be in a sustainable location with cycle and public transport provision close by. It is considered that the site could be accessed by a variety of modes of transport, in line with planning policy objectives. The site's sustainable location having regard to the presumption in favour of sustainable development as set out in the NPPF should be given significant weight in considering whether in principle this steeply sloping site with relatively little community function can meet the Council's future demands for housing. Your Officers still consider that the need for housing outweighs the benefits of protecting this particular site as an open space.

Design, appearance and layout

Policy both nationally and locally requires new developments *inter alia* to respect and respond to the local distinctiveness of an area. The layout of the development is that of a simple cul-de-sac arrangement, similar albeit smaller in scale to the existing development of Gaydon Close (to the west) which is similarly accessed via Wirehill Drive.

It is noted that the surrounding character and pattern of development varies between approximately 36-60dph, and comprises some semi detached, but mostly terraced housing. The proposed detached development of 12 new dwellings would represent a low density development with a resultant lower number of vehicle trips than might occur if the site were to be developed at a higher density commensurate with the sites surroundings.

The hedge line clearly visible from Wirehill Drive would be retained and therefore the development would be partially screened from Wirehill Drive.

The proposed development is considered to be acceptable in appearance, with each plot easily achieving garden sizes which accord with minimum sizes set out in the Councils adopted SPG 'Encouraging Good Design'. Officers have concluded that the development would not be inappropriate and over-intensive in appearance. The dwellings would complement in appearance those of the existing surrounding area.

The proposed use of a cul-de-sac layout is encouraged from a secured by design perspective. Defensible space to properties has been introduced, and the lack of terraced properties has prevented the use of shared rear access alleyways which are not generally encouraged. Passive surveillance over parking areas has been accommodated as per the requests of the Community Safety Officer by the introduction of windows to side gable elevations.

Impact upon nearby residential amenity

The proposed development by virtue of its siting and scale would not have an overbearing or visually intimidating impact upon nearby properties. Within all new developments it is necessary to assess whether the Council's minimum separation

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distance of 22 metres would be achieved between rear facing windows serving a proposed development and rear facing windows to existing development. The 22 metre distance is achieved in respect of each plot.

Representations received comment that the site was originally to be retained as a sound barrier to prevent noise from the adjoining highways such as Wirehill Drive. Officers would comment that road noise from traffic travelling along Wirehill Drive would be unlikely to be higher than presently experienced by occupiers of numbers 1 to 7 Gaydon Close due to the presence of the proposed Plots 1 to 6 (running parallel to the rear gardens of these properties) which would be more likely to reduce noise spill arising from vehicles travelling along Wirehill Drive.

Clearly many forms of new built development have the potential to disturb and inconvenience nearby occupiers during the construction phase. In the case of permission being granted for this development, it is recommended that hours of operation on site be restricted by condition. Action can be taken separately and immediately by Environmental Health Officers under the Environmental Protection Act if a statutory nuisance is considered to exist.

Officers would comment that only Plots 6 and 7 would be materially closer to the Warwick highway than those of numbers 7 to 15 Gaydon Close further to the west. Although a thick belt of mature trees exists between the southern boundary of the application site and the Warwick Highway further to the south, it is recommended that a condition be imposed in the case of permission being granted which would require an acoustic fence to be provided along the southern boundary to the site, in the interests of protecting the amenities of future occupiers of this development.

Impact of the proposals on highway safety

County Highways officers have examined the proposals and have raised no objection to the proposals on highway safety grounds commenting that the additional vehicle trips associated with such a development would not have a detrimental impact upon the surrounding highway network. This view is consistent with that of the Planning Inspectors decision letter of 14th April 2014.

Officers are satisfied that the conditions as requested by Highway Network Control are necessary and reasonable having regard to Paragraph 206 of the National Planning Policy Framework. 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.

Parking provision on site would accord with parking standards, having regards to requirements for three bedroomed dwellings.

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Planning Obligation required

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation which in this case would cover:

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, is required in compliance with the SPD.
- A contribution towards County education facilities. The County have confirmed that there is a need in this area to take contributions towards three schools: Oak Hill First, Woodfield Academy and Trinity High School and Sixth Form Centre
- A contribution to provide refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy

At the time of writing, the planning obligation is in draft form.

Conclusion

Notwithstanding nearby residents concerns over the proposed new development, the proposals are considered to accord with national and local policy criteria. Officers consider that this detailed application is wholly acceptable having regards to the site's constraints and all other material considerations. Approval of this application would meet some of the Councils future housing demand in a sustainable location within the Borough which is considered to outweigh the need to retain this area as open space. The proposal is considered to comply with the planning policy framework and is unlikely to cause harm to amenity or safety. Subject to the satisfactory completion of the planning obligation, this application can be recommended for approval.

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, pitches and equipped play in accordance with the Councils adopted SPD
 - A financial contribution is paid to the County Council in respect to education provision
 - A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

and

- b) Conditions and informatives as below:**

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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) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 5) No site clearance, demolition, excavation or development shall take place until full details of tree protection measures and a detailed working methodology of construction near the tree(s) to be retained has been submitted to and approved in

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writing by the Local Planning Authority. The details thus approved shall be fully implemented throughout the course of development.

Reason:- To prevent damage to, and preserve the tree(s) in the interests of visual amenity and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3

- 6) No demolition, site clearance or development shall take place until all trees and hedges to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 7) The development hereby approved shall be implemented in accordance with the following plans:

appropriate references to be added here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 8) Prior to the commencement of development, details of an acoustic fence to be provided shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved details prior to the occupation of any of the dwellings hereby permitted.
- 9) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;
0800 to 1800 hours Monday to Friday
0900 to 1200 hours Saturdays
and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

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- 10) The development hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining highway in accordance with the provisions of the National Planning Policy Framework.

- 11) Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority, and the development shall not be occupied until the scheme has been constructed in accordance with the approved drawings.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied in accordance with the provisions of the National Planning Policy Framework

- 12) A Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include the following:-
- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
- The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution in accordance with the provisions of the National Planning Policy Framework

- 13) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

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Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 3) Whilst the full remit of the Secured by Design Scheme covers more than Land Use Planning and Development Control, Redditch Borough Council actively encourage developers to take full account of Crime Prevention and Community Safety issues throughout the design and construction of any development as an integral part of achieving good design. Applicants are advised that further details of Secured by Design and relevant construction specifications can be found at www.securedbydesign.com or by contacting the West Mercia Constabulary Crime Risk Manager on 01527 586181
- 4) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 5) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 6) It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

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The applicant is, therefore, advised to submit the Engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed.

Procedural matters

This is a small scale major application on RBC land, and therefore cannot be determined by Officers under delegated powers. Further, the recommendation is that permission be granted subject to a planning obligation and two or more objections have been received.

This site has been identified as a potential housing site through the Asset Disposal Programme and declared surplus by Executive Committee.