

**Redditch Borough Council
Planning Committee**

**Committee Updates
9th December 2015**

2014/009/FUL Land At, Moons Moat Drive

No updates

2014/256/OUT Phase II Brockhill East, Hewell Road

Marketing strategy

This has been included in the main report as both a matter for the planning obligation and a requirement of a condition. This does not need to be controlled both ways, and therefore condition 9 remains as per page 39 but the penultimate term on the list for the S106 agreement on page 37 should be deleted.

Recommendation on page 37

The lawyer has suggested that the following wording:

“Arrangements for the provision and maintenance of the on-site open space and play equipment and contributions or other mechanisms towards off-site playing pitch provision; and “

be replaced with this wording:

“Arrangements for the provision and maintenance of the on-site open space, maintenance of the play equipment and contributions or other mechanisms towards off-site playing pitch provision; and”

Conditions

Condition 16 refers to financial matters which should not be included in the conditions and which are dealt with in the accompanying S106 agreement, and as such this reference should be removed.

Condition 10 on page 39 has been included in error and should be deleted - the matters are dealt with in condition 19 on page 43.

The requirements of conditions 4 and 21 are similar and should be combined, so that condition 4 reads as follows and condition 21 deleted. Similarly, conditions 15 and 22 are similar and should be combined into a single condition 15 and condition 22 deleted.

The applicant has suggested that condition 11, relating to air quality, is not appropriate and would not achieve anything of benefit, and that as such it should not be included. Having sought further clarification from WRS, it is considered that if an air quality assessment was needed, this should be done and submitted in support of an application so that any mitigation etc could be considered and controlled as part of the application. There was no need for such an assessment in support of this application and therefore the condition is not considered necessary and should be deleted.

The revised conditions proposed are as follows:

4. Prior to the commencement of each phase of development (residential, or that covered by reserved matters), details of measures to enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Where reserved matters are required, these details should be included within any landscaping reserved matters application. Details of the location and specification of the proposed bat and bird boxes shall be included within each submission of information. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainability and biodiversity and in accordance with Policies CS2, B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

15. No part of the development hereby approved shall be occupied or brought into use until full details of a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens) and Nature Conservation proposals, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall cover a period of at least ten years from the commencement of occupation of the development and the approved plan shall be fully implemented and all landscaping to which the plan relates shall continue to be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3.

16. Prior to the commencement of development, details of the play equipment, surfacing and means of enclosure of the play area shall be submitted to and approved in writing by the local planning authority. The equipment and associated works shall be implemented in accordance with the approved details prior to the occupation of the residential development.
Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area.

2015/265/RM Land At, Weights Lane

The applicant has requested that on two of the plots the house types be swapped. This is considered acceptable in terms of relationships and amended plans have been provided accordingly, which will be reflected in condition 2 of the recommendation. The main report remains as it stands.

2015/297/FUL 33 Brotherton Avenue, Redditch

No Updates

2015/298/RM Land At, Pumphouse Lane

One of those who commented on the application has noted that their objection in terms of loss of light has not been raised. However, as they live on the northern side of Church Road, it is considered that the distance between their dwelling and those proposed to front Church Road to the south are at a distance in excess of that in the adopted local standards and as such are considered acceptable.

The tree officer requested some additional information in order to ensure the long term protection of the trees and the relevant condition does not appear on the main agenda papers, and therefore the additional condition below is put forward to be added to the main recommendation.

The applicant has requested that some flexibility in the materials of the external surfaces be included and as such condition 6 has been added as below, as this is considered to be acceptable. The palette of materials already provided in support of the application shows a range of textures and shades of bricks and tiles to be used, and thus others that are very similar would also be acceptable.

Additional conditions:

6. Prior to the commencement of development, details of the cell web to be used in the construction near trees, any tree pruning proposed and a tree protection plan, as detailed in the arboricultural method statement, shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the longevity of the trees on the site.
7. The development shall proceed using materials that are as close as possible to the colour, texture and finish of those shown on the approved materials schedule, unless otherwise agreed in writing with the Local Planning Authority prior to their use on site.
Reason: In the interests of the visual amenity of the site and its surroundings.

2015/326/FUL Valley Stadium, Bromsgrove Road

No Updates