

**Redditch Borough Council
Planning Committee**

**Committee Updates
13th April 2016**

2016/037/FUL Valley Stadium , Bromsgrove Road

No Updates

2016/041/FUL 18 Throckmorton Road, Redditch

No Updates

2016/070/FUL Land Rear 144 - 164, Easemore Road

Consultations

Highway Network Control

The proposed development is acceptable in highway terms and therefore no objections are raised subject to the inclusion of conditions covering access turning and parking, and vehicle access construction, together with standard highway informatives.

Ecology Officer

Comments summarised as follows:

Paragraph 118 of the NPPF states that opportunities to incorporate biodiversity in and around developments should be encouraged. Therefore, to improve the ecological principles of the design, I request that the dwellings / site integrates permanent bat and bird nesting opportunities as appropriate.

A scheme of landscaping to include new and existing landscape elements should be submitted for approval by the Council.

It is important that any external lighting schemes are sympathetic and that light pollution which might impact negatively by disturbing bat / bird forage or roosting sites and routes is carefully considered. The site is adjacent to well established green network corridors and as such will be susceptible to further disturbances.

Public Consultation Response

Responses

2 letters received raising objections which are summarised as follows:

- o The proposed development would result an overlooking impact and an invasion of privacy
- o Removal of vegetation on site will result in an increase in noise pollution from the Alvechurch Highway
- o Drainage concerns arising from the clearing of the site of trees and flora and increase in number of hardstandings.
- o Wildlife in the area will be adversely affected

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.

Officer Comments

In light of comments received by the Councils Ecologist, further planning conditions, listed as numbers 9) and 10) below are recommended for inclusion should members be minded to grant permission in the interests of biodiversity.

Members will note that no objections have been received from the Area Environmental Health Officer (WRS) in respect to noise disturbance and therefore noise abatement measures are not considered to be necessary in this case. In terms of noise affecting existing properties situated in Dale Road, it could be argued that the new built form proposed would act more as a buffer from noise arising from the Alvechurch highway than that of the existing site which could be cleared of the low lying scrub / vegetation at any time without planning permission and therefore your officers find no substance in the objections relating to noise.

In terms of drainage, Officers within the North Worcestershire Water Management Team have assessed the application and have raised no objections (Page 11 of the main report). It is however recommended that an additional condition be imposed which would require that pathways and parking areas be constructed using permeable materials in the interests of encouraging sustainable urban drainage solutions.

Highway Network Control have now confirmed that they raise no objection to the application subject to the inclusion of conditions, listed as numbers 12) and 13) below.

Worcestershire County Councils Definitive Map shows that Public Right of Way and bridleway RD-518 crosses part of the site. The map shows that it crosses the Alvechurch Highway from Lady Harriet's Lane in the south, continues in a northerly direction before following the eastern boundary of the site where the line of protected oak trees lie beyond the rear gardens of 26 to 36 Dale Road. It is an historic bridleway which existed prior to the development of the Alvechurch Highway and has long since ceased to function as a bridleway certainly along certain parts of its length if not along its entirety. Whilst PROW RD-518 like many others present on the current WCC definitive map no longer serve a function it is necessary for the definitive map to be updated following due process and therefore, in the event of planning permission being granted, prior to first commencement of the development, a legal order will need to be made under the Town and Country Planning Act 1990 to remove bridleway RD-518 from the definitive map. WCC Public Rights of Way along with other interested parties including the Ramblers Association would be consulted as part of this process. Whilst the applicant is already fully aware of their responsibilities in this respect since it has been clearly communicated to them by your officers during the application process, a note to this effect is recommended as per Informative 2 below.

For the reasons stated in the main report together with this update, it is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety.

The recommendation remains that planning permission be GRANTED subject to conditions 1 to 8 as stated on Pages 14, 15 and 16 of the main agenda and informative 1 as stated on Page 16 of the main agenda with the ADDITIONAL conditions and informatives as stated below:

Additional Conditions:

9. Prior to commencement of the development hereby approved, a scheme for the provision of bat roost and bird nesting opportunities within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of the National Planning Policy Framework

10. Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. The development shall be carried out in accordance with the approved details prior to the first occupation of the development and there shall be no other external illumination of the development.

Reason: In the interests of biodiversity and to safeguard local amenities in accordance with the provisions of the National Planning Policy Framework

11. The proposed private pathways and parking areas shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3

12. Prior to the first occupation of any dwelling hereby approved, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

Reason:- In the interests of highway safety in accordance with the National Planning Policy Framework.

13. 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 to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

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

Additional Informatives:

- 2) This permission does not grant consent to divert, extinguish or obstruct Public Bridleway No RD-518. The applicant is advised to contact Richard Jones, Countryside Access Team Leader (Mapping & Enforcement), The Countryside Centre, Worcester Woods Country Park, Wildwood Drive, Worcester, WR5 2LG: 01905 843441: rjones@worcestershire.gov.uk for further advice before commencing any works.

- 3) 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.
- 4) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 761160 or email worcestershirevehicle.crossing@ringway.co.uk