

**Redditch Borough Council
Planning Committee**

**Committee Updates
15th March 2017**

2016/254/FUL Woodfield Academy, Studley Road

No Updates

2016/290/FUL Land At, Far Moor Lane

Officers are now in receipt of highway conditions and informatives and are as follows:-

- 12) Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 90 metres in each direction along the nearside edge of the adjoining carriageway as shown on drawing 150 revision L - Proposed Site Plan. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

REASON: In the interests of highway safety.

- 13) The development hereby permitted shall not be first 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 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.

- 14) No part of the development hereby approved shall be first occupied until the proposed footway on the east side of Far Moor lane running north from the site access to the bus stop north of Longhope Close as generally shown on the approved plans, to include a drop kerb pedestrian crossing on Far Moor lane, has been provided and retained as such.

REASON: To provide a safe pedestrian route to local facilities.

- 15) The garages to Plots 1, 6, 7, 8 and 9 shall be fitted with an electric vehicle fast charging point, and the remaining plots shall be fitted an electric vehicle fast charging point either adjacent to their parking spaces or within their garages prior to the first occupation of the respective dwelling and shall be retained in perpetuity.

REASON: To promote sustainable transport and to comply with the County Council's parking policy.

The following conditions renumbered:-

- 16) Gas protection measures should be incorporated within the foundations of the proposed structure, approved in prior to commencement of the development by the Local Planning

Authority, or a risk assessment should be undertaken to establish whether the proposed development is likely to be affected by gas emissions from this area, provided to and approved by the Local Planning Authority, prior to commencement of the development. Where significant risks are identified or insufficient data hinders an appropriate risk assessment, a targeted site investigation proposal or proposed remedial measures must be provided to and approved in writing by the Local Planning Authority, prior to commencement of the development.

Reason:- To ensure that the risks to buildings and their occupants from potential landfill gas are adequately addressed.

- 17) 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.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity in accordance with Policy 16 of the Borough of Redditch Local Plan No.4.

Last condition on main report to be deleted as it is similar to condition 17 shown above.

Informatives

- 3) The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.
- 4) This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), 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) No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.
- 6) If it is the Developer's intention to request the County Council, as 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 the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. 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.

- 7) 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.

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.

- 8) 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.

The following informatives renumbered:-

- 9) In respect to condition 7 the applicant is advised that the peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change must never exceed the peak runoff rate for the same event. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Flows resulting from rainfall in excess of a 1 in 100 year rainfall event shall be managed in exceedance routes that minimise the risk to people and property.

The runoff volume from the development in the 1 in 100 year 6 hour rainfall event shall not exceed the Greenfield runoff volume for the same event.

- 10) 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.

2016/347/FUL The Paddocks , Astwood Lane

No Updates

2016/350/HYB Land North Of Nash Road, Old Forge Drive

Following publication of the agenda, the applicant has requested that consideration be given by the Local Planning Authority to some amendments to recommended conditions 1, 3, 6, 10 and 19. These are set out below.

With respect to the time limit for implementation, the applicant wishes a longer period for commencement of development of the units being 5 years. They have an occupier signed up for one building and intend to submit reserved matters for one of the parcels shortly, If permission is granted. The remaining parcels would follow when occupiers are found. The applicant advises that there has been a lot of interest in the site but it is possible that they won't get an occupier for all of the parcels within 3 years. Your officers have no objection to accommodating this longer period, as it is less likely to impede delivery than requiring the applicant to seek a further outline permission given that the opportunity to extend the time period for implementation of an existing application is

no longer available.

Replace condition 1 with the following revised revision.

TIME LIMIT

1. The access roads, associated engineering and drainage works shall be commenced within 3 years of the date of this permission. Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. With the exception of the access roads, The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-
 - i. The expiration of five years from the date of this permission;
 - or
 - ii. The expiration of one year from the final approval of the reserved matters; or,
 - iii. In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 3 - Add the words "on a parcel by parcel basis" otherwise all the details would be required for each unit before development could commence which would prejudice phased approach to development.

RESERVED MATTERS

3. With the exception of the access road and associated engineering works, approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced on a parcel by parcel basis.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

The applicant comments that the 278 agreement for the new access may take several months to be agreed, so rather require that the access works are completed to adoptable standard before construction could commence on the units, they request the recommended condition is amended so that construction could start on the units during this period (subject to approval of reserved matters).

Your officers have no objection and consequently recommend the following amended condition 6 to replace that in the agenda report.

NEW ACCESS

6. Before any part of any unit is first brought into use, the new access off Old Forge Drive and associated highway works shall be laid out, constructed and completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy 20 of the Borough of Redditch Local Plan No.4 and to ensure the new access is designed to limit the influence into the remainder of the BS5837:2012 RPA of the Ash trees to be retained within G1.

In respect of Condition 10, the applicant requests that the proposed condition be amended so that the drainage for each parcel is completed prior to its first use as they will not be able to complete the drainage for each parcel until they have full details of the actual building.

Replace condition 10 with the following revised revision.

DRAINAGE SCHEME

10. The proposed drainage scheme shall be constructed in accordance with the details provided within the FRA and drainage plan, and the proposed scheme does not exceed the specified discharge rate of 230 l/s at the 1 in 100 year return period. The approved drainage scheme associated with each parcel shall be completed prior to the first use of the development constructed upon it.

All proposed subsurface tanks must be lined with an impermeable liner to ensure that there is no leaching of existing Trichloroethylene contamination from the site into the adjacent watercourse.

Reason: In order to ensure drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area in accordance with Policy 18 of the Borough of Redditch Local Plan No.4.

In respect of recommended condition 19, the applicant comments that 10% provision of electric vehicle charging points is very high. On similar projects, one or two charging points have been provided and provision made for the tenant to install more if required. Your officers consider that 10% is reasonable but that full provision could be made for 5%, with the cabling installed for the remaining 5%.

Replace condition 19 with the following revised revision.

ELECTRIC VEHICLE CHARGING POINTS

19. Electric Vehicle Charging points shall be installed for a minimum of 10% of the parking spaces serving each unit constructed, in accordance with details to be submitted and approved in writing by the Local Planning Authority as part of the reserved matters submissions. This may be phased with 5% of spaces operational prior to the occupation of each unit and a further 5% of spaces made ready for electric vehicle charging by incorporating appropriate cabling to allow additional provision to meet future demand. The electric charging points shall comply with BS7671 and the socket with BS1363 which must be provided with a locking weatherproof cover if located externally. The approved Electric vehicle charging scheme for each unit shall be installed before each unit is first occupied and shall thereafter be retained for the lifetime of the development.

Reason: To reduce carbon emissions and encourage sustainable modes of transport for the movement of goods and people in accordance with Policy 15 of the Borough of Redditch Local Plan No.4 and Paragraph 35 of the NPPF.

2017/005/FUL 1 - 16 Holloway Park, Holloway Lane

No Updates

2017/027/FUL Unit 21 , Kingfisher Walk

No Updates