

**PLANNING
COMMITTEE**

14th February 2018

Planning Application 17/01847/OUT (Stratford)
Consultation
Response 17/00700/OUT (Redditch) 17/00701/OUT (Bromsgrove)

Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023.

Redditch Gateway Land Adjacent To The A4023, Coventry Highway, Redditch, Worcestershire, ,

**Applicant: Redditch Gateway Infrastructure Ltd
Ward: Church Hill Ward**

(see additional papers for site plan)

The author of this report is Simon Jones, Planning Officer (DM), who can be contacted on Tel: 01527 548211 Email: simon.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Stratford District Council upon amendments to the proposed Parameters Plan (detailed below) and a Highways briefing Note which have been initiated by the applicant in response to the decision by members of Stratford upon Avon District Council's Planning Committee on 6th December 2017, to defer consideration of their application.

Stratford upon Avon District Council's Planning Committee subsequently considered the application on 31st January 2018, where they resolved to grant planning permission. The details of that decision were awaited at the time of preparing this report. As none of the three Councils can issue a decision until a multi-lateral s106 has been signed, comments on the amendments can still be considered by Stratford, in the event that Members wish to add or amend

RECOMMENDATION:

That no objection be raised to the amendments proposed in respect of that part of the application which falls within Stratford upon Avon District and,

Members endorse the comments under the heading Officer appraisal.

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Background

Members will recall that at the meeting of Redditch Borough Council on 13th December 2018, they resolved that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration, following consultation with the Chair of the Planning Committee, to GRANT planning permission subject to:

- a) the satisfactory completion of a S106 planning obligation ensuring that:
 - i) £200,000.00 to be paid on first occupation and held for a period of 15 years from its receipt in the form of a bond and management arrangement to support HGV routing; and
 - ii) Biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and
- b) the conditions summarised on pages 54 to 57 of the main agenda report, as amended by the Update Report.

At the meeting of Bromsgrove Planning Committee on 4th December 2017 (in accordance with the minutes subsequently approved on 8th January 2018) they :

RESOLVED that, authority be delegated to the Head of Planning and Regeneration Services to grant planning permission subject to:

- A. *The Applicant entering into a suitable legal mechanism to secure the following:*
 1. *£200,000.00 to be paid on first occupation and held for a period of 15 years from its receipt OR until 12 months after the last premises was occupied, whichever was sooner; and*
 2. *Biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and*
- B. *Conditions as set out in summary form* as detailed on pages 206 to 209 in the main agenda report;*
 1. *With updated condition 12 regarding the Construction Environmental Management Plan (hours of working during the demolition/construction stage); and*
 2. *The inclusion of the 3 year time limit for the full application.*

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**Officers have delegated authority to agree the final wording of the conditions in conjunction with Stratford on Avon District Council, Redditch Borough Council, the Applicant and the Head of Planning and Regeneration, Bromsgrove District Council.*

Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers requires that:

All planning decisions, actions or advice/responses on behalf of the Local Planning Authority cannot be dealt with under delegated powers (so must be reported to committee) where:

- The application is for major development (more than 100sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

The amendments to the Parameters plan are confined wholly to that part of the site which lies within Stratford upon Avon District and propose no modifications to that part of the development within Redditch Borough. Accordingly, it is for Stratford District Council to undertake any consultation / notification of interested parties.

The Amendments

The amendments include:

Parameters Plan 5372 – 205 L

An increase in the distance between the nearest edge of the proposed building zone on the southern parcel and Far Moor Lane / existing development at Winyates Green / Longhope Close of 30 metres.

A reduction of the maximum potential height of buildings along the western edge of the proposed development zone on the southern parcel (eastern side of Far Moor Lane) to 15 metres in height.

In effect, the amendment means that a development proceeding on the basis of the latest parameters plan would mean no building of 21 metres would be erected within 30 metres of the western site boundary.

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180110 Highways Briefing Note

Responds to concerns expressed by Members of Stratford District Council concerning :
HGV management – specifically, insufficient information on traffic management and
Lack of evidence to support the proposed bond, currently £200,000.

Officer Appraisal

It is considered that the amendments to the parameters plan would reduce the visual impact of any development on the southern parcel (beyond that which members of RBC previously considered to be acceptable) when viewed from properties at Winyates Green, Far Moor Lane, the public right of way (800C) and Longhope Close, and is consequently a betterment.

The additional information on traffic management and the proposed bond is noted.

Conclusion

The amendments to the parameters plan mean the development would result in a reduced visual impact to the plan previously tabled and would require a consequential change to reference the amended plan number in the decision, when issued, subject to the terms of the original resolution, as set out in the minutes agreed on 17th January 2018.