

**Redditch Borough Council
Planning Committee**

**Committee Updates
17th July 2019**

19/00630/FUL Pilkington Factory, 7 Old Forge Drive

Consultation responses:

Arboricultural Officer

I hold no objection the proposed development in relation to tree related issues with the following comments:

The site of the proposed development is largely void of substantial vegetation, with the obvious exception of periphery of the site, which is line with a semi mature mix of trees, including Hawthorn, Ash, Sycamore and Willow.

Along the western boundary, the development proposes to narrow the existing tree line by from approx. 10m wide to approx. 5m, with subsequent infill planting to bulk up what is to be retained. The narrowing of the tree line will increase the visibility of the development and existing structure to the residents of Hoveton Close. I envisage that this increased visibility, while notable, with the proposed infill planting would be relatively short lived. I do ask for a landscape scheme to be submitted to detail the level and quality of the proposed re-planting.

Along the northern boundary, I envisage, that narrowing of the hedgerow along here will be fairly minimal, and with proposed infill planting shall screen the proposed roadway.

Conclusions

I hold no objection to the proposed development in relation to tree related issues subject to conditions which would require that landscape and planting scheme be submitted detailing the level and quality of the proposed infill planting and that any existing or replacement tree that fails or is removed or seriously damaged/diseased within 5 years of completion is replaced with trees of suitable sizes/species.

Comments submitted by applicant

The following comments have been submitted by the applicant in response to neighbour objections received.

The applicant confirms that the noise assessment submitted with the application has fully modelled the noise that would be generated by car movements along the proposed new access road and within the new car park area. This assessment has concluded that no specific mitigation would be required for these elements. This has been accepted by Worcestershire Regulatory Services (WRS) in its consultation response. Notwithstanding this, mindful of comments made by neighbouring residents, the applicants are prepared to install a 2 metre high timber close board acoustic fence along the northern and western boundary to the site. The acoustic fence would be installed adjacent to the proposed new access road and car park area, with a minimum superficial mass of 10kg/sq.m, and will assist in mitigating noise further below the levels which have been modelled and already accepted by WRS. The proposed fence position will also avoid the need to remove existing landscape screening, which we are seeking to retain and reinforce. In relation to noise breakout from the facility itself the noise assessment has already recommended mitigation

for this in relation to the building fabric and this forms part of the proposals already.

The applicants are also conscious of comments made by neighbouring residents regarding HGV vehicles mistakenly entering Hoveton Close on some occasions. We do not know how frequently this occurs but the applicants would be prepared to work up an HGV routing and signage strategy to try and minimise this situation in the future. This could include installation of signage at the Studley Road / Hoveton Close junction, subject to the highway authority's approval.

Finally, mindful of concerns over disruption during the construction phase, the applicants are also agreeable to a condition requiring submission and approval of a Construction Management Plan including construction working hours to ensure any construction period disruption is minimised as far as practicable.

Such mitigation can all be controlled through the imposition of appropriate Planning Conditions.

Assessment of Proposal

Your officers are agreeable to the suggestions set out above and are recommending that additional conditions be imposed in the case of planning permission being granted. These are set out below as conditions 9, 10, and 11. Members will be aware that 8 conditions are already set out in full on Pages 22 to 25 of the main agenda. The recommendation, which is to grant planning permission remains as per Page 22 of the agenda.

Additional Conditions

9) The new staff car park and northern circulation road hereby approved shall not be brought into use until an acoustic fence has been installed along the boundary of the road and car park, in accordance with details that shall first be submitted and approved in writing by the local planning authority and thereafter retained. The fence should be of 2.0m height, and of solid construction at least 15 mm thickness and a superficial mass of a minimum 10 kg/m².

Reason: In the interests of protecting residential amenities

10) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of the location of on-site construction compounds and contractor parking, routes for construction traffic, methods to prevent mud being carried onto the highway, noise and dust suppression measures and adherence to construction working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

11) The development hereby approved shall not be occupied until an HGV routing strategy has been submitted to and approved in writing by the local planning authority. The strategy shall be implemented thereafter and shall comprise of measures to avoid HGV's accidentally using nearby residential roads to access the site. Such measures may include improved driver training/information, and improved site signage.

Reason: In the interests of highway safety.

Viability Report

The Viability Advisor is currently finalising their response to the Financial Viability Assessment that has been submitted by the Agent. The likely conclusion will be that the applicant can afford affordable housing as stated in the report, contributions for open space, domestic waste, and Town Centre enhancements as stated in the report although this would result in a low profit margin for the scheme.

The Viability Advisor considers that the additional contribution requested by NHS would result in an even lower profit margin, making the scheme unviable. For these reasons, the NHS contribution will not form part of the S106 Agreement.

Other matters

Sections 100ZA(4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

The recommendation shall be amended to as follows:-

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to **GRANT** planning permission subject to the receipt of the Viability Advisor's report:-

- 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, and equipped play and sport provision in accordance with the Councils adopted SPD.

Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.

Contributions are paid towards Town Centre enhancement in accordance with the Town Centre Strategy.

Affordable housing be provided as part of the scheme - 6 affordable units (4 No. 1 bed units and 2 No. 2 bed units to be sold with 20% discount).

And

- b) Conditions and informatives as summarised in the main report.

The site layout plan has been amended to show the positioning of the two electric charging points proposed for the scheme.

Other matters

Sections 100ZA(4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

Revised condition

6. The development hereby permitted shall not be first occupied until the proposed development has been fitted with 2 electric vehicle charging points in accordance with Dwg. No. 201806/01F and thereafter the charging points shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities.

19/00571/FUL 419 Birchfield Road, Redditch**No Updates**