

PLANNING COMMITTEE

18th September 2019

Planning Application Consultation Response to Bromsgrove District Council

Reference: Bromsgrove Planning Application No. 19/01005/REM

Site at: Hedera Road, Moons Moat North Industrial Estate, Redditch,

Proposal: Temporary construction access road, between Hedera Road and the Redditch Gateway (north) site.

Applicant: Stoford Gorcott Limited

Ward: Alvechurch South Ward

Closest Redditch Ward: Winyates

The author of this report is Helena Plant, Development Control Manager, who can be contacted on Tel: (01527) 881335 ext: 1335

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Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the above application. The Planning Application is due to be considered by Bromsgrove District Council's Planning Committee in due course. This response would inform their decision making.

1. RECOMMENDATION: That :

- i. RBC raise no objection to the application cited above and,
- ii. Members endorse the comments made under the heading "Officer Appraisal."

2. Purpose of Report

The purpose of this report is twofold -

- a. To inform members of the proposal, and
- b. To seek endorsement of a proposed response to the formal consultation from Bromsgrove District Council on the application

3. Procedural Matters

- 3.1 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 Head of Service or Development Control Manager (or their nominated deputy) considers that the application should be considered by Committee

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- 3.2 Please note the advice from Central Government to Statutory Consultees at Appendix 1.

4. Planning History

19/00619/REM Pending Determination

Application for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT, BDC 17/00701/OUT, RBC 17/00700/OUT

A duplicate application (19/01545/REM) has been submitted to Stratford-on-Avon District Council.

Redditch Gateway benefits from outline planning permission granted in 2018, and amended via a Section 73 application in 2019. The principle of development for B1, B2 and B8 use has been established.

5. Site Location and Description

- 5.1 The site is situated approximately 2 kilometres to the north east of Redditch town centre and is part of the Redditch Gateway site. Redditch Gateway is separated by the A4023, dividing the site into north and south parcels. The Proposed Development would be located within the northern parcel, west of the A435. The Application Site is within the administrative areas of Bromsgrove and Stratford-on-Avon Districts.
- 5.2 Located to the north east of the Application Site is Gorcott Hall (Grade II Listed Building), to the west is the established Ravensbank industrial estate, to the south is the A4023 and beyond that is the residential area of Winyates Green. To the east is the A435.

6. Proposal

- 6.1 The extant planning permission includes a new site access with the Coventry Highway, which is currently subject to technical approval and is with the Highway Authority for consideration. Whilst this will form the site access for the approved use, the need to commence on site construction, including earthworks, requires a separate point of construction access. A temporary construction access is therefore proposed.

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6.2 The access is to be formed as an unbound surface and therefore will not comprise a bespoke surface water drainage scheme. A 150mm pipe is included within the drawings which will facilitate the continued drainage of an existing field ditch, which the proposed development of the access road will temporarily cross. The temporary access road would be used for the duration of the construction programme for the northern site and this is expected to complete in March 2021. The site, including the hedgerow will then be reinstated. This detailed planning application comprises:

- Site Location and Red Line Application Boundary Drawing – REG BWB HGN HW01 DR C 0105 S1 P1
- Proposed Temporary Access Road Drawing - REG-BWB-HGN-HW01-DR-C-0104-S1-P2
- Ecology Statement Letter prepared by Ramboll dated 17th July 2019

7. Bromsgrove District Council have undertaken the requisite consultations in respect of this application.

8. Officer Appraisal

Members should be aware that Condition 18 of the extant S73 permission makes provision for the details of any temporary accesses for construction traffic to be submitted prior to the commencement of development.

Condition 18 stated that:

Prior to commencement of development with the exception of ecological mitigation including hedgerow and tree removal and archaeological investigation works, a Highways Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include:-

- a. measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;*
- b. details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);*
- c. arrangements for unloading and maneuvering of delivery vehicles;*
- d. details of any temporary construction accesses and details of the reinstatement of land following the closure of such temporary accesses;*
- e. details of construction traffic and HGV construction traffic, to prevent traffic utilising routes through Studley, Mappleborough Green, Tanworth in Arden and Henley in Arden;*
- f. a highway condition survey, timescale for re-inspections, and details of any reinstatement;*
- g. demolition/groundworks/construction work contained within the northern and southern development parcels shall not take place outside the following hours:*

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Monday to Friday 07:00 - 18:00 hrs

Saturdays 08:00 - 13:00 hrs

There shall be no work on Sundays and Public Holidays

The measures set out in the approved Construction Environmental Management Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to ensure safe access to the site and to prevent harm being caused to the amenity of the area.

Members may recall that when they considered application 18/01626/S73 at Planning Committee on 18th March 2019 their resolution to grant included the caveat that -

b) That the discharge of the conditions listed in the title of the application (conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37) be brought back to Planning Committee for decision.

Condition 18 was one of these conditions. Details pursuant to condition 18 have not yet been submitted for consideration, but condition 18 would still apply to this route if members grant planning permission.

9. Conclusion

That officers inform Bromsgrove District Council, that Redditch Borough Council has no objection in respect of application 19/01005/FUL.