

PLANNING COMMITTEE

4th December 2019

**Planning Application 19/01356/FUL (Bromsgrove Planning Application Number)
Consultation
Response**

**Full Planning Application for the demolition of existing buildings and the
development of 63 dwellings with associated public open space and infrastructure**

Barn House Farm, Foxlydiate Lane, Redditch, Worcestershire, B97 5PB.

**Applicant: c/o agent
Ward: Tardebigge Ward**

(see additional papers for site plan)

The author of this report is Louise Jones, Principal Planning Officer, who can be contacted on Tel: (01527) 64252 ext: 3221 Email: louise.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the proposed application. The Planning Application will be considered by Bromsgrove Planning Committee in due course and this response will inform their decision making.

RECOMMENDATION:

That the principle of housing on the site be supported as long as all appropriate transport mitigation measures have been fully outlined and accounted for. The impact of the site must be considered cumulatively alongside the wider Foxlydiate site, at both the construction stage and thereafter, and also with regard to other development sites in the vicinity.

Members endorse the comments under the heading Officer appraisal (attached at Appendix 1)

Background

The Barn House Farm Planning Application was received by Bromsgrove District Council (BDC) as an outline application in 2017. At this point Redditch Borough Council (RBC) Strategic Planning Team prepared a response, which was approved by Redditch Planning Committee on 12th Dec 2018.

In relation to that response in summary it was Resolved that;

- i. No Objection be raised
- ii. The Officer Appraisal be endorsed
- iii. That Appendix 1 be amended to add comments from Members with respect to ;

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- a) Emphasising the issue of affordable housing being for Redditch and in relation to the housing mix
- b) Defined trigger points being needed in the legal agreement especially with respect to Education
- And c) For design to accommodate energy natural approaches and to include Electric Vehicle Charging points.

That planning application is yet to be considered by Bromsgrove Planning Committee; however, in the intervening period the applicant has submitted this full planning application.

As per the outline this full Application forms a small parcel of the much larger Foxlydiate development site (RCBD1 'Redditch Cross Boundary Development' in the Bromsgrove Local Plan). The differences between the outline application and the full application include; a change from 68 dwellings to 63. Also detailed permission is being sought for access, car parking, open space provision and associated infrastructure (following demolition of existing buildings).

This response has been prepared as RBC is a consultee to the Planning Application hosted by BDC. The purpose of these comments is to provide BDC with a view from RBC on the Application being determined by them.

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

Officer Appraisal

A full Officer appraisal of the application can be read at Appendix 1.

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Conclusion

This site forms part of the wider Foxlydiate site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. It contributes to the supply of much needed housing for Redditch, including a continued contribution of affordable housing. It is considered 3 more units of affordable housing on site would ensure policy compliance.

Redditch Borough Council would like to stress that it will only be supportive of the development being granted permission if all appropriate transport mitigation measures have been fully outlined and accounted for and the impact of the site has been considered cumulatively alongside the wider Foxlydiate site, at both the construction stage and thereafter, and also with regard to other development sites in the vicinity.