

**PLANNING
COMMITTEE**

19th February 2020

Planning Application 18/01626/S73

Details pursuant to conditions 18 and 31 of 18/01626/S73

(Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018.

Original description of development (for 17/01847/OUT, 17/00700/OUT, 17/00701/OUT): '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: Stoford Gorcott Ltd

Ward: Alvechurch South Ward

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

Background

Members will recall that at the meeting of Planning Committee on 18th March 2019 that Members requested that the details to be subsequently submitted pursuant to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 be submitted to Redditch Borough Council's Planning Committee.

Details pursuant to conditions 12, 16, 21 and 37 were approved at the meeting of Redditch Brough Council's Planning Committee on 13th November 2019. Subsequently on 4th December 2019, details pursuant to conditions 29 and 32 were approved following a non-material amendment to the wording of conditions 29 and 30 to clarify which Phase of development they related to. Most recently details relating to condition 36 was approved at the meeting of Redditch Brough Council's Planning Committee on 15th January 2020.

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Relevant Planning History

17/00700/OUT Redditch BC	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.	Approved	11.06.2018
17/00701/OUT Bromsgrove DC			
18/01596/S73 Bromsgrove DC	Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018.	Approved	10.04.2019
18/01626/S73 Redditch BC			
19/00619/REM Bromsgrove DC	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	Approved	15.10.2019

REDDITCH BOROUGH COUNCIL

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18/01626/S73 Redditch BC	Condition 12 Archaeology WSI and Method for Evaluation	Approved by Committee	13-11-2019
Condition 12			
18/01626/S73 Redditch BC	Condition 16 Levels	Approved by Committee	13-11-2019
Condition 16			
18/01626/S73 Redditch BC	Condition 21 Traffic Signal Junction	Approved by Committee	13-11-2019
Condition 21			
18/01626/S73 Redditch BC	Condition 37 Watercourse buffer and watercourse diversion	Approved by Committee	13-11-2019
Condition 37			
18/01626/S73 Redditch BC	Application under section 96a seeking a minor material amendment to Conditions 29 and 30	Approved by Committee	04-12-2019
Section 96a NMA			
18/01626/S73 Redditch BC	Condition 29 Flood Mitigation Scheme	Approved by Committee	04-12-2019
Condition 29			
18/01626/S73 Redditch BC	Condition 32 Site Investigation / Land Contamination	Approved by Committee	04-12-2019
Condition 32			
18/01626/S73 Redditch BC	Condition 36 Landscape Environmental Master Plan (LEMP)	Approved by Committee	15-01-2020
Condition 36			
18/01626/S73 Redditch BC	Condition 42 Biodiversity Construction Environmental Management Plan (CEMP)	Approved Under Delegated Authority	PENDING
Condition 42			

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Assessment of Details

Condition 18

Highways Construction Environmental Management Plan

Condition Requirements

18. 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 manoeuvring 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:

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.

Submitted Details

- Highways Construction Environmental Management Plan

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Consultee Comments

Worcestershire County Council - Senior Ecologist

Comments awaited at the time of preparing this report.
Officers will update members via the update sheet.

Condition 31

Measures to prevent silting up of ditch

Condition Requirements

31. With the exception of ecological mitigation, archaeological investigation works and formation of temporary construction access(es), no development shall commence within each phase until a scheme to manage and prevent any construction materials from entering or silting up the ditch network within that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details to ensure that silt or chemicals are intercepted and details of how the ditch network shall be repaired if any detrimental impact arises as a result of the groundworks, remediation or built construction in the relevant phase.

Reason: To ensure the development does not have impacts off site to flood risk and that the ditch network downstream can function as intended.

Submitted Details

- Biodiversity Construction Environmental Management Plan dated 17-12-2019

Consultee Comments

Environment Agency

We are unable to recommend discharge of condition 31 at this time. The information submitted is currently insufficient as it does not include the following details

- How silt will be controlled during the ditch excavation works
- Methodology to prevent silt laden water running downstream into the brook (e.g. will the silt laden water be pumped to the settlement lagoons or tanks?)
- Where will the silt be deposited after extraction from the water.

RECOMMENDATION:

1. That the details submitted pursuant to condition 18 being:

Highways Construction Environmental Management Plan

be approved as acceptable in so far as they relate to Phase 1 of the development (northern parcel) under authority delegated to officers subject to no objections being received from the Worcestershire County Highway Authority

2. That the details submitted pursuant to condition 31 being:

- Biodiversity Construction Environmental Management Plan dated 17-12-2019

be approved as acceptable in so far as they relate to Phase 1 of the development (northern parcel) under authority delegated to officers on the proviso that the Objection from the Environment Agency is addressed and withdrawn.