

**PLANNING  
COMMITTEE**

15th July 2020

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**Planning Application 19/01630/FUL**

**Demolition of social club and erection of 11 dwellings (comprising 9no. two bed houses, 1no. two bed maisonette, 1no. one bed maisonette) and associated development**

**St Benedict's Church Hall, Rowan Road, Batchley, Redditch, B97 6NB**

**Applicant: Birmingham Roman Catholic Diocesan Trustees**  
**Ward: Batchley and Brockhill Ward**

**(see additional papers for site plan)**

Case Officer: Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information

**Site Description**

St Benedict's Social Club is located on the corner of Rowan Road and Foxlydiate Crescent in the neighbourhood of Batchley. Constructed in 1958, it is a single storey predominately brick building measuring 6m tall, with a metal roof and a floorspace of 301m<sup>2</sup>. Flat roof wings project forward and behind the main building.

Vehicular access to the rear of the plot is achieved on the south-east side of the building, adjacent to 16 Rowan Road.

The social club building has amenity grassland to the rear (west), and is bounded to the north and south by residential properties.

The surroundings are characterised by two storey brick and tile houses in pairs of semis, with gabled roofs.

The site is located within the urban area of Redditch and has no particular policy designation. As such, the site appears as 'white land' on the Borough of Redditch Local Plan Policies map where application proposals are considered on their individual merits.

**Proposal Description**

Full planning permission is sought of the erection of 11 dwellings comprising 9 no. two bed houses, 1no. two bed maisonette and 1no. one bed maisonette.

Proposed plots 1 to 8 are orientated to face both Rowan Road and Foxlydiate Crescent, thereby providing active frontages to the two public roads. These frontages comprise three pairs of two storey semis and a detached, double-fronted maisonette on the corner. The dwellings would have pitched roofs and gable ends. The predominant building material is brick and tile, with elements of render used on corner plot 5.

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To the rear of the social club, set back from the public roads would be a terrace of three houses (plots 9 to 11). These two storey houses would share the same vernacular as the frontage houses.

**Relevant Policies :**

**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development  
Policy 2: Settlement Hierarchy  
Policy 5: Effective and Efficient use of Land  
Policy 6: Affordable Housing  
Policy 18: Sustainable water Management  
Policy 19: Sustainable travel and Accessibility  
Policy 20: Transport requirements for new development  
Policy 31: Regeneration for the Town Centre  
Policy 39: Built Environment  
Policy 40: High Quality Design and Safer Communities

**Others**

Redditch High Quality Design SPD  
SPG Open Space Provision  
SPD Affordable Housing Provision  
Worcestershire Waste Core Strategy (WWCS)  
NPPF National Planning Policy Framework (2019)

**Relevant Planning History**

1999/031/FUL      Erection Of Six Dwellings: application  
underdetermined

**Consultations**

**WCC Highways**

No objections

Comments summarised as follows:

The site is located in a residential and sustainable location off an unclassified road. The site benefits from an existing vehicular access with good visibility in both directions. Rowan Road benefits from footpaths and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops which are located approx. at 110m and 200m. These are served by the commercial 51 service operated by Diamond Bus operated at 10-minute frequencies Monday to Saturday.

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The proposed development of 11 houses would retain the existing vehicular access adjacent to 16 Rowan Road in order to provide a vehicular courtyard and rear pedestrian and cycle access to plots 1 to 8 and vehicular access to plots 9 to 11 at the rear of the site.

A parking ratio of 2 spaces per house is acceptable.

Rowan Road is subject to a 30mph speed limit. The visibility splay at the junction with Rowan Road is 2.4m x 43m and therefore complies with Manual for Streets standards. In terms of highway safety and promoting safe and convenient access arrangements, the proposed development complies with Policy 20 of the Local Plan.

Financial contributions based on the number of trips to be generated by the proposed development are sought under the terms of the Infrastructure Delivery Plan (IDP) which would be used for localised improvements to highway infrastructure. S106 monies would be used to provide 2 dropped kerb crossings with associated tactile paving's (Rowan Road outside no. 16 and Foxlydiate Crescent outside no. 223); the provision of a bus shelter to an existing bus stop and associated hardstanding (outside no.17 Foxlydiate Crescent) and cycling infrastructure in the form of signing and lining to direct cyclists to cycling routes. Re-kerbing of the footway fronting the development onto Rowan Road would be sought under Section 278 of the Highways Act 1980.

The Highway Authority has concluded that there would not be an unacceptable impact on highway safety and therefore there are no justifiable grounds on which an objection could be maintained.

Planning conditions are recommended in the case of planning permission being granted for the development.

**North Worcestershire Water Management**

No objections subject to the imposition of a standard drainage condition

**Worcestershire Regulatory Services - Contaminated Land**

No objection subject to the imposition of a gas protection measures condition

**Worcestershire Regulatory Services - Noise**

No adverse comments

**Arboricultural Officer**

Comments summarised as follows:

The site is void of any substantial vegetation and only has a few trees. Two oaks as shown on drawing number P19-101.EX01 are both juvenile trees which are multi stemmed and of poor form with little amenity value. The two small trees on the grassed area are juvenile Cherries. I hold no objection to the loss of any of these trees. No objection subject to the imposition of a landscaping condition

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**Town Centre Co-ordinator**

No objection

**Waste Management**

No objection

**Housing Strategy**

Housing Strategy would require that 3 of the 11 units be provided as affordable housing. Having regard to the site plan and considering the Councils housing needs, either of the following options would meet the Councils identified housing need:

Option 1

Plot 1 - social rented

Plot 2 - social rented

Plot 3 - shared ownership

Option 2

Plot 9 - affordable rent not exceeding the local housing allowance (LHA)

Plot 10 - affordable rent not exceeding the local housing allowance (LHA)

Plot 11 - affordable rent not exceeding the local housing allowance (LHA)

**Ecology consultant (Red Kite)**

No objection

**NHS/Medical Infrastructure Consultations**

Redditch and Bromsgrove CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development and will subsequently increase demand upon existing constrained services. Affected practices: St Stephen's Surgery; Elgar House Surgery; The Dow Surgery; Hillview Medical Centre; Maple View Medical Practice; The Bridge Surgery.

A developer contribution will be required to mitigate the impacts of this proposal. Redditch and Bromsgrove CCG therefore requests that the sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 agreement.

**NHS Acute Hospitals Worcestershire**

The Trust has requested a financial contribution which would be used directly to provide additional services to meet patient demand. The Trust is currently operating at full capacity in the provision of acute and planned healthcare. This development imposes an additional demand on existing over-burdened healthcare facilities and failure to make the requested level of healthcare provision will detrimentally affect safety and care quality for

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both new and existing local population. The contribution is necessary to maintain sustainable development.

The Trust requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section agreement.

**Public Consultation Response**

2 representations have been received raising comments which are neutral in nature and which are summarised as follows:

- Are alternative community facilities close enough, suitable, and adequate?
- I would comment that the social club had to close due to the roof not being fit for purpose but through 2019 there were still private functions taking place

9 representations have been received in objection for the following reasons:

- Traffic would increase: highway safety issues raised
- Existing pedestrian safety would be compromised
- The building should be saved as a community facility
- Cramped and an overdevelopment of the site
- Loss of outlook and privacy
- Development too tall given that existing building is only single storey. The dwellings would overshadow neighbouring properties
- Is site contaminated?
- Concerns that resident would park on the roads harming highway safety
- I thought we needed more one bedroomed properties not two bedroomed?
- Where will construction vehicles park?
- Proposals do not represent high quality design
- The club did not close in October 2018 as stated. It has been open since that time
- The development would be out of character and harmful to visual amenities
- Increase in air pollution
- Construction period would be distressing to nearby properties: particularly noise
- Proposed access point to development site is too narrow
- An earlier application in 1999 for fewer dwellings on the site was rejected. Why are a larger number of dwellings being considered?

Other matters which are not material planning considerations have been raised but are not reported here as they cannot be considered in the determination of this application

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## **Background**

A planning application was submitted in 1999 for residential development on the site (application ref 1999/031/FUL). This application proposed to retain the social club and to erect six dwellings within the curtilage of the social club. Authority was delegated by the Planning Committee to the Head of Service to grant permission subject to conditions and the completion of a planning obligation. However, the Planning obligation was not completed and as such the permission was not issued. Historical application 1999/031/FUL is not considered to be relevant in the consideration of the current application but has been referred to within the representations received and is therefore reported for information purposes.

## **Assessment of Proposal**

### **Principle of development**

Paragraph 92 of the National Planning Policy Framework (NPPF) comments that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

The applicant states that "A feasibility study commissioned by the Archdiocese of Birmingham has concluded the club is unable to meet ongoing financial commitments and is therefore not financially viable". The applicant comments that the social club has been officially closed since the 7<sup>th</sup> October 2018, although it is understood through representations received by members of the public that the building has been open on an ad-hoc basis for certain events / gatherings.

The feasibility study carried out in January 2018 identified a number of physical constraints involved with re-opening the club on a full time basis including the following:

- Repair work is needed in the short term, to make the building fit for purpose and compliant with basic Health & Safety requirements. Estimated costs exceed £75,000 to £85,000
- With an expected life of 50 years, the estimated cost of replacing the circa 60 year old roof will be around £200,000.

The applicant states that the Club opened the 2018 financial year with an operating deficit of £12,263. The 2017 opening operating deficit was £25,454. Despite the best efforts of staff 'on the ground', the applicant comments that is highly unlikely that this situation will improve and that further significant bills will be due should the Club re-open.

Further, the applicant comments that opportunities to significantly increase revenue income are limited and inhibited by several factors, including a poor internal and inflexible layout; being run down generally with lack of funding or potential funding to update the club.

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The applicant points to the fact that there are 7 community centres (4 of which are local authority managed) within a 5 mile radius of St Benedict's Social Club: these being Batchley, Windmill, Oakenshaw and Winyates Community Centres. They go on to state that there are 10 social clubs within the same 5 mile radius and believe therefore that there are a number of opportunities for former members of St Benedict's Social Club to choose from in relation to alternative venues.

The site lies within a sustainable urban location where the principle of developing such land for residential purposes can be supported and your officers have concluded that the demolition of the existing social club to be replaced by housing is in principle, acceptable.

Housing Land Supply

As referred to with respect to recent reports presented to the Planning Committee for new residential development, currently, the Council cannot demonstrate a 5 year supply of housing land within the Borough. At 1st April 2019 the 5 year housing land supply was only 3.29 years.

Paragraph 11 of the National Planning Policy Framework (NPPF) says that in such circumstances relevant policies for the supply of housing should not be considered up-to-date. The so called tilted balance as advocated by the framework is engaged and the presumption in favour of sustainable development, as set out in the Framework applies. Where relevant policies are out of date, Paragraph 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted.

Significant weight should be afforded to the fact that the scheme would contribute to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

Density and design considerations

The NPPF requires local planning authorities and developers to make effective use of previously-developed land, especially if this would help to meet identified needs for housing where land supply is constrained.

Section 11 of the Framework emphasises the importance of making effective use of land, and with respect to density, Para 123 comments that:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site”

The proposals are considered to comply with Policy 5 of the Borough of Redditch Local Plan (Effective and efficient use of land).

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Section 12 of the NPPF relates to the achievement of a high standard of design in new development, and states that design quality should be considered throughout the evolution and assessment of individual development proposals. Policy 40 of the Local Plan comments that good quality design should contribute towards making the Borough a better place to live, work and visit.

The sites immediate surroundings are comprised of predominantly post-war two storey semi-detached houses. Adjoining plots are generally wide and gardens are larger than the minimum garden areas the Councils SPD seeks to achieve for applications proposing new residential development. The proposals would provide occupiers of each new plot with gardens which comfortably meet the Councils minimum requirements where new gardens should be a minimum of 10.5 metres in length and be 70 sq metres in area. Plots 9, 10 and 11 would have gardens ranging from between 17 to 20 metres in length.

Your officers are satisfied that the density of development proposed would be acceptable being commensurate with existing housing within Rowan Road, Foxlydiate Crescent and Rowan Crescent. Accordingly the proposals are not considered to represent an overdevelopment of the site.

The design of the housing would be traditional with predominately red brick (walls) under tiled roofs. Street elevation drawings demonstrate that the proposed two storey development would be no taller than existing two storey housing present in Rowan Road and Foxlydiate Crescent.

Your officers therefore consider that the general layout, scale and appearance of the proposed development would respect the character and appearance of the surrounding area.

**Residential amenity considerations**

The Councils spacing standards require that a minimum distance of 21 metres be achieved where existing rear windows face towards proposed rear windows. The submitted site layout plan demonstrates that this minimum spacing standard can easily be met. The Councils SPD does not contain a recommended minimum 'rear window to side window' or 'rear window to flank wall / side elevation' measurement although a distance of approximately 12 metres (where land levels do not appreciably rise or fall throughout the site) would normally be sought in such circumstances in order to ensure that the proposed development does not have an 'overbearing' or visually intimidating impact upon existing occupiers. Ground levels throughout the site are generally even in this case and as such a 12 metre separation would be considered to be sufficient. Where this relationship occurs, the distance separating the existing rear wall serving No. 202 Foxlydiate Crescent to the proposed side wall serving the proposed Plot 9 would be 14.5 metres.

It has been concluded that the proposed development would not have an overbearing or visually intimidating impact upon nearby properties. Officers are similarly satisfied that



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daylight to existing habitable rooms would not be prejudiced and that there would be no loss of privacy caused by any overlooking effect.

Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission.

## Highway considerations

Members will note the comments received by Worcestershire County Highways who believe that the scheme is acceptable having regard to highway safety considerations.

Parking for to serve the development at 2 spaces for every two bedroomed dwelling would meet parking standards based upon Worcestershire County Council's Streetscape Design Guide.

## Affordable housing

The Borough of Redditch Local Plan Policy 6 (Affordable Housing) requires the provision of 30% affordable housing on sites of 11 or more dwellings. Members will note that the Councils Housing Strategy team have commented on the application and would require that 3 of the 11 units be provided as affordable housing and have commented that either Option 1 or Option 2 (as set out in the consultation response above) would be acceptable.

The S106 agreement (as set out below) is the mechanism for controlling the provision of affordable housing on the site in perpetuity.

## Other matters

Paragraph 175 of the NPPF comments that opportunities to incorporate biodiversity in and around developments should be encouraged. The site is adjacent to well established green network corridors and as such, to enhance ecological biodiversity, permanent bat and bird nesting opportunities should be integrated within the scheme. An appropriately worded planning condition is recommended to be imposed at this outline stage.

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.

## Planning Obligation

In accordance with Paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved. A S106 agreement has been drafted and the obligations in this case would cover:

- Contributions towards off site open space provision due to increased demand/requirements from future residents, required in compliance with the SPD.

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In this case, a contribution to provide improvements to the sports pitch and improvements to existing play provision at Rowan Crescent Recreation Ground and open space improvements at Batchley Pond have been agreed

- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions to Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan Development Control (Transport) Policy
- Contributions to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- Contributions towards NHS Worcestershire Acute Hospital Trust (WHAT) Contribution. The agreement to a final sum to be Delegated to the Head of Planning and Regeneration Services (subject to verifying any deductions based on services already provided by the WAHT) – see \*\*\* *below*
- The provision of 30% (3 units) on the site to be restricted to affordable housing in perpetuity
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4
- A Section 106 (Planning Obligation) monitoring fee

The applicant confirms its agreement to make financial contributions / obligations with respect to the matters set out above. At the time of writing, the planning obligation is in draft form.

\*\*\* Members will note that the Worcestershire Acute Hospitals Trust (NHS Trust) has requested a financial contribution which would be used directly to provide additional services to meet patient demand. Officers accept that the principle of the request does meet the Community Infrastructure Levy Regulations (CIL) 2010 Regulation 122 tests. Legal advice is currently being sought having regard to the calculation method and as such the final sum is to be delegated to the Head of Planning and Regeneration Services until this matter has been concluded.

**Conclusion**

As referred to earlier in this report, the Council cannot currently demonstrate a five year supply of housing. Significant weight should be afforded to the contribution the scheme would make in this respect.

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The detailed design, form and layout of the development is considered to be appropriate in its context and subject to suitable conditions and completion of a legal agreement is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

Having regard to the presumption in favour of sustainable development set out within the Borough of Redditch Local Plan No.4 and the National Planning Policy Framework and in the absence of justifiable reasons to refuse the proposed development, subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

**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:-**

**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 in accordance with the Councils adopted SPD
- \* Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- \* Contributions are paid to the Borough Council towards the provision of improvements and environmental enhancements to the Town Centre
- \* Contributions are paid to Worcestershire County Council for localised improvements to highway infrastructure
- \* Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- \* Contributions are paid to the NHS Acute Hospitals Trust (final figure to be agreed)
- \* A minimum of 3 units of accommodation are restricted to affordable housing in perpetuity
- \* A S106 monitoring fee/s are paid to the Borough Council

**and**

**b) The conditions and informatives as listed below:**

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

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Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls (including all windows and doors), roofs and all hardsurfacings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 3) No development works shall take place above foundation level until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, and new planting.

Reason: In the interests of the visual amenity of the area

- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenity of the area

- 5) The development hereby approved shall be carried out in accordance with the following plans and drawings:

*appropriate references to be inserted here*

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 6) No development shall take place, including any demolition works, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of measures to prevent mud or other detritus being carried onto the highway, details of site operative parking areas, material storage areas and the location of site operatives facilities, adherence to construction working hours of 8am-6pm Monday to Friday and 8am-

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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 and the residential amenities of the area.

- 7) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 8) a) Gas protection measures complying with Characteristic Situation 2 as set out in BS8485:2015 and CIRIA C665 as a minimum requirement must be incorporated within the foundations of the proposed structure(s). Following installation of these measures, and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Or

b) A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by landfill or ground gas or vapours. The risk assessment must be provided to and approved in writing by the Local Planning Authority, prior to the commencement of development. The assessment shall be carried out in accordance with current UK guidance and best practice.

c) Where the approved risk assessment (required by condition (b) above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, the remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

d) Following implementation and completion of the approved remediation scheme (required by condition (c) above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

Reason: To ensure that the risk to buildings and their occupants from potential landfill or ground gases are adequately addressed.

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- 9) No works or development shall take place above foundation level until complete details for scheme for surface water drainage have been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

- 10) The Development hereby permitted shall not be first occupied until details of a scheme of electric vehicle charging points has been submitted and approved in writing by the Local Planning Authority. Thereafter the charging points shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities

- 11) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access

- 12) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 13) The Development hereby permitted shall not be first occupied until secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

**Informatives**

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

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- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with construction of the access.
- 4) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway
- 5) This permission does not authorise the re-siting of any street lighting columns or illuminated road traffic sign(s) affected by the proposed development. The applicant should contact the Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester WR5 2NP for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority

**Procedural matters**

This application is reported to Planning Committee for determination because two (or more) objections have been received and the application is for major development. Further, the application requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.