

REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE

13th January 2021

Planning Application Consultation Response

19/00976/HYB (Bromsgrove reference))

Hybrid application 19/00976/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations, associated works and an Outline application, with all matters reserved with the exception of access, for the construction of the remaining dwellings with the access point off Cookridge Close, Hawling Street and Weights Lane and including a new district centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

Land at Brockhill East, Weights Lane, Redditch, Worcestershire.

Applicant: Persimmon Homes Ltd
Ward: Closest Redditch Ward; Batchley and Brockhill.

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.

RECOMMENDATION:

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

Background

Bromsgrove District Council (BDC) has received a Planning Application for the development of the Brockhill East site as set out above (Application number 19/00976/HYB). As this application crosses Bromsgrove and Redditch administrative boundaries an identical application (19/00977/HYB) has been submitted to Redditch Borough Council (RBC) for consideration.

BDC has invited RBC to comment upon the proposed application within their administrative boundary and this response will inform their subsequent decision making on that proposal.

The application within the administrative boundary of RBC will be considered by Planning Committee in due course.

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Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers which was in place at the time of the receipt of the request, 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 1000sqm 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.

Conclusion

This response has been prepared as RBC is a consultee to the Planning Application hosted by BDC. The purpose of these comments is not to consider the merits of the application or provide a determination of that application, but it is an opportunity for RBC to provide a view on the Application.

The principle of housing on this site is in accordance with both the Bromsgrove District Plan (BDP) and Borough of Redditch Local Plan No4. This site forms part of the Brockhill development site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. The site is not within the Green Belt.

It is fundamental that the Application is in accordance with all policies set out within the BDP. RBC is supportive of all of the policies contained within the BDP and would wish to see them implemented to a high standard. The site should be delivered as set out in the supporting documents submitted alongside the planning application, this includes the quantum of affordable housing, which should be delivered to meet the needs of Redditch.