

PLANNING COMMITTEE

28th April 2021

Planning Application 20/01638/FUL

Erection of a three storey 66 bed care home for the elderly with associated works

Land to the South of Alfrick Close, Enfield, Redditch

Applicant: LNT Care Developments
Ward: Abbey Ward

(see additional papers for site plan)

The case officer of this application is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site, subject of this application, is the remaining southern plot of the previously approved outline application for a mixed-use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements (Ref. 2012/120/OUT), approved in March 2014 and known as Phase 1 Brockhill East. The site is within the urban area and located within the strategic allocation within the local plan known as Brockhill East Strategic Site.

To the north of the site, the reserved matters application for the 200 dwellings (ref. 2015/265/RM) was approved in December 2015 and is now largely complete. The houses along the northern boundary are a mix of two and three storey dwellings.

To the west of the site is the railway line and eastern boundary of the site is the A441 Birmingham Road, beyond which lies the Abbey Stadium.

In terms of its topography the site has a gentle slope from west to east towards Birmingham Road.

Proposal Description

Full planning permission is sought for the erection of a three storey, 66 bed, C2 care home for the elderly. The site would be accessed via Alfrick Close (to the north) which itself is accessed via the A441 Birmingham Road. The care home would comprise 3230 square metres of floor space.

The applicant is LNT Care Developments, a company with considerable experience in the operation of care homes for older people who operate in a number of locations including Yorkshire, the Midlands and the south of England.

A secure landscaped garden area would provide the main external amenity space for the residents.

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Parking for 26 cars, two of which would be for disabled users is proposed, together with 8 cycle spaces, Further, an ambulance and Taxi drop off area is proposed close to the main entrance.

The application form states that 58 full time jobs would be created working to a rotational shift pattern of employment, however, only up to a maximum of 24 members of staff would be present on site at any one time, due to the shift pattern and staggered shift changes that would occur.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 46: Brockhill East

Others

Redditch High Quality Design SPD

Employment Land Monitoring SPG

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Consultations

WCC Highways

Comments summarised as follows:

No objections subject to conditions.

Drawing B97 6RG A-08 proposes a layout for the adopted turning head at the end of Alfrick Close which will ensure that vehicles with no business at the Care Home can turn safely without entering the site to complete their manoeuvre. The drawing also shows visibility splays, junction radii, carriageway width and footway widths, all complying with current standards.

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The Applicant has advised that a clause is included in their contract to purchase the land which requires the vendor to gain consent for amendment of the S38 Agreement with the Highway Authority following the grant of planning permission.

Vehicle Tracking drawing B97 6RG A-07 – A demonstrates that an ambulance can safely manoeuvre in and out of the proposed development using the identified drop-off point.

Drawing A B97 6RG-A-03-A shows a proposed pedestrian route, clearly delineated and linking the site entrance and the main entrance to the building. Site layout issues are considered to be acceptable.

Clear justification of the proposed level of parking provision have been provided based on the applicants experience of developing and operating care homes at numerous other locations. This is accepted by the highway's authority.

North Worcestershire Water Management

Comments summarised as follows:

The proposed development is located in the catchment of the River Arrow. It is classified as flood zone 1 and the risk to the site from surface water flooding is indicated as low based on the EA's flood mapping. Any residual risk can be mitigated by suitably finished levels and drainage provided by the proposed scheme.

No drainage details have been provided with the application; however this information can be provided via a condition.

No objections subject to a condition requiring a final scheme for surface water drainage to be submitted to the Council.

Worcestershire Regulatory Services – contaminated land

Comments summarised as follows:

WRS has reviewed available documents and records in respect of potential contaminated land (PCL) issues at the application site. WRS are in agreement with the submitted GeoEnvironmental Appraisal, the methodology and outcomes, and agree that no tiered investigation is required. Details of any soils being brought into the site for landscaping and reporting of unsuspected contamination should be conditioned in the case of the application being granted.

Worcestershire Regulatory Services – noise

Comments summarised as follows:

I agree primarily with the methodology used and the conclusions drawn with respect to submitted noise report reference P4222/R1/MR although noise levels in the area are high. An appropriate planning condition to ensure compliance with BS8233:2014 requirements is recommended.

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Arboricultural Officer

No objection. I have noted that all existing trees are to be retained. All trees should be afforded full protection under BS5837 2012 during all phases of construction

Waste Management

No objection given that waste will be undertaken by private contractors

Housing Strategy

As this is an application for class C2 nursing home. Affordable housing is not required. No adverse comment

Police Crime Risk Manager

No objection. I have noted from the design and access statement that the grounds will be secure and that suitable boundary treatments are proposed that will provide secure boundaries with defensible space around the new facility. The front of the site will be relatively open, to create a non-institutional feel, with secure railings to enclose the main garden area.

NHS/Medical Infrastructure Consultations

Worcestershire Clinical Commissioning Group (CCG) have identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The proposed development would be likely to have an impact on the services of 6 GP practices.

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 66 residents and 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. The Worcestershire CCG calculates the level of contribution required in this instance to be £10,419. The CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission.

Community Safety Officer

Comments summarised as follows:

I have noted that within the Planning Statement, it is stated that the development is 'designed following principles of Secured by Design'. I would recommend that the developer considers application for Secured by Design Gold or Silver Award in respect of the development.

Appropriate security should be in place during the construction phase to include robust perimeter fencing of the site and suitable alarm systems. The contractor details and emergency contact number should be displayed along the perimeter fencing.

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The layout is positive, I appreciate the orientation of the main building entrance and office which provides natural surveillance of the site entrance. The rear garden is secure, and I understand this will be by means of metal railings to 1.8m which is what is required. Further details specifying precise boundary treatment are recommended.

Details of the proposed external lighting for the development including the parking area should be provided in order to minimise environmental impact. It is recommended that the area for the storage of bicycles be appropriately secured.

It is anticipated that all door-sets and windows will comply with Building Regulations Approved Document Q (ADQ) and be certificated to PAS24:2016 or equivalent.

Public Consultation Response

The application has been publicised by writing to adjacent occupiers, by press notice and by site notice

Two letters have been received. One letter raises comments which are neutral in nature. The other letter objects to the application.

Comments received are summarised as follows:

- This appears to be a good proposal in principle but would question whether this is an overdevelopment of the site. Careful consideration should be given to respecting the visual amenities of the area
- Car parking provision appears to be relatively low for such a facility although this may not be as critical as it might be in some locations. Parking spilling into Alfrick Close ought not to be encouraged but would not be disastrous.
- The height of the building would result in the blocking of sunlight to adjacent gardens
- I am concerned about overlooking from bedrooms and loss of privacy

Assessment of Proposal

Principle of development

The site is identified in the Borough of Redditch local plan as an allocated strategic site, Brockhill East. Policy 46 Brockhill East sets out principles for the development of the wider site. It is identified as being appropriate for a high-quality mixed-use development comprising 1,025 dwellings, employment (8.35ha) and relevant community facilities and services including, a District Centre, a primary school and a sustainable public transport network.

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The site itself covers a small section of designated site IN81. Policy 23 Employment Land Provision includes a Schedule of Employment Sites that includes IN81 – Brockhill East (Weights Lane, east of the railway) and the sites purple shading is identified as a Primarily Employment Area under Policy 24: Development within Primarily Employment Areas.

The development of the Brockhill East Strategic Site is required to follow a number of principles which include, amongst others, to provide a type of employment use which must provide an appropriate and sympathetic buffer between existing employment uses to the south of the site and the residential development to the north.

Policy 23 Employment Land Provision refers to the NPPF's commitment to securing and supporting sustainable growth in order to create jobs and prosperity and the Council's own desire for the availability of suitable land being crucial to the economic well-being of the Borough. The policy states it is important to maintain a balance between residential and economic development for Redditch to thrive as a place to live and work. The policy seeks to strategically guide the location and development of employment land, whilst aiming to remain flexible in a changing economic climate.

The purpose of Policy 24 Development within Primarily Employment Areas is to ensure that there is an available supply of employment land and to protect employment land from inappropriate development. The policy allows for the consideration of non-employment uses to be considered when

- i) The development would not cause or accentuate a significant shortage of land for employment use in the Borough or area concerned; **and**
- ii) it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment; **or**
- iii) the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:

It impinges upon residential amenity;

It causes substantial transport network, highway or traffic problems;

It creates other adverse environmental effects; or

Technical reasons such as land stability or fundamental infrastructure problems.

In terms of criteria i) above, land would remain within the IN81 allocation and the approved employment use under application 2014/256/OUT (Phase 2 Brockhill East) which lies to the immediate west of the railway line is still available for development.

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Application ref 2014/256/OUT includes the approval of 3100m² of B1 office use. No reserved matters applications have been submitted for the office use with the surrounding phases of residential development now complete.

The amount of land proposed to be used within the application site would not be considered to result in a significant shortage of land for employment use and considering the particular nature of the proposed C2 development which is expected to create 58 (FTE) new jobs, this application is considered to be providing employment to a comparable scale to that of a B1, B2 or B8 use.

Criteria ii) allows for alternative uses if it can be demonstrated that the site has been marketed unsuccessfully for a period of time. The Councils Employment Land Monitoring SPG requires a site to be marketed for approximately two years and three months as this is considered to represent a reasonable length of time to ensure that a site is genuinely redundant for its intended use.

A Marketing Strategy was agreed with the Council within Clause 5 of Schedule 3 of the S106 agreement of ref. 2012/120/OUT in April 2015 and marketing commenced for the site in July 2015. The marketing strategy has included: To Let/For Sale boards, Mail shots, Media advertising and Web based promotions. To Let/For Sale boards were erected on Birmingham Road (A441) in July 2015 and the board is still insitu on site. A board has been in place since 2015 with only temporary removals due to storm damage and highway contractor matters. The site has been actively promoted on the John Truslove website, Rightmove Commercial and Zoopla since the summer of 2015.

Having studied the evidence submitted to accompany the application, your officers are satisfied that the site has been actively marketed, for approximately 5 years without success for B Class Planning Uses and as such, the principle of the proposed C2 class use is considered to be acceptable having regard to the requirements of Policy 24, Criteria i) and ii) above.

Further, the proposed care home would create an appropriate buffer between the residential development to the north and land available for further employment uses to the west of the site. The use would create employment opportunities during the construction of the home and a variety of positions whilst the care home is in operation. The proposal would provide a new local community care facility in a sustainable location satisfying a current growing demand/need for this type of social care.

The principle of the proposed development is therefore considered to be acceptable.

Design and density considerations

The proposed care home is contemporary in appearance, constructed primarily from red brick and render with grey weatherboard cladding to walls under a grey concrete tiled roof.

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Detailing and features are considered to reflect the character of the area by taking in elements of the new dwellings to the north and the more established dwellings to the south along Birmingham Road. Elevations are considered to offer appropriate levels of variety, interest and articulation.

The overall height of the proposed building would be approximately 8.1m to eaves and 11.9m to ridge and is considered to be of a scale which sit comfortably within its surroundings and thus is considered appropriate within its context.

Residential amenity considerations

29 adjoining and nearby occupiers have received letters notifying them of the application. Further, a press notice and site notices have been displayed. Despite this, only one representation has been received raising residential amenity concerns. The height of the proposed development is not considered to be excessive and significant separation distances exist between the proposed care home and the nearest windows serving habitable rooms serving existing dwellings. Given that the development comfortably meets the Councils minimum separation distances and having had regard to the topography of the site, your officers are satisfied that no loss of residential amenity including loss of light and privacy would result from granting permission.

The principal amenity space for residents would be the enclosed garden at the western end of the site surrounding the end lounges providing a secure and screened area. An alternative outdoor amenity space is provided in the south eastern wing corner of the site. The soft landscaping would comprise trees, shrubs, flowerbeds and lawn and hard landscaping would also include surfaced pathways surrounding the building for residents' use. These spaces would be secure and have direct access from the main lounges and quiet lounges at the ground floor level.

With regard to internal amenity space, the care home has been designed to meet the provision of the Care Standards Act. I have noted that the care standard requirement for single bedrooms is 12m² (excluding the ensuite bathroom) and the proposed scheme provides 16m² for each single bedroom. Further, the Care Standards Act require 4.1m² of communal sitting, dining and recreational space per resident and the proposed scheme provides 9.3m² per resident.

With respect to external amenity space, the total area proposed amounts to 3927m² which equates to a ratio of 59.5 m² per resident. It is therefore considered the proposal will deliver ample external and internal amenity space for its residents and thus, with respect to amenity considerations, the proposal is acceptable.

Highway safety and parking considerations

The site is proposed to be accessed via the existing access into the site from Alfrick Close which currently serves a small number of dwellings to the north with a bell mouth formed into the application site.

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A total of 24 No. car parking spaces are proposed as well as an ambulance/taxi drop-off area with 2 No. disabled/mobility spaces close to the main entrance.

A detailed transport statement and travel plan have been submitted with the application. The applicant's agent states that, from the knowledge and the experience of other homes operated and developed by LNT Care Developments and from available TRICS data, the level of traffic generated by a care home is generally low. Worcestershire County Council Highways authority have examined the transport statement and travel plan together with all submitted drawings including vehicle tracking plans and agree that the access arrangements together with parking provision proposed would be safe and suitable to serve the proposed use and agree that traffic generation is likely to be low. Subject to the imposition of reasonable and relevant conditions as set out later in this report, the proposals are considered to be acceptable in terms of their highway safety impacts.

Community Safety matters

Your officers are satisfied that issue of crime prevention/Secured by Design has been appropriately assessed and the configuration of the building is designed to maintain natural surveillance. The main entrance would overlook the access road and car parking area to enable surveillance of the main vehicle and pedestrian routes. The main office within the care home is located next to the main entrance and maximises the opportunity for surveillance and would be manned 24 hours a day.

Lighting would be primarily to the main site access, car parking areas and all footpaths. A detailed lighting scheme has not however been submitted and is conditioned below.

Boundary treatments would provide defensible space. The front of the site would be relatively open, to create a non-institutional feel, with railings to enclose the main garden area. Full details of boundary treatments are proposed to be conditioned.

Waste

The applicant would use a contractor for both general waste and clinical waste and have shown an area for bin storage in the south west corner of the proposed parking area.

Ecology

The applicants have provided a Preliminary Ecological Appraisal which confirm that no protected species will be impacted by the proposed development. To provide a net gain in biodiversity some enhancement by means of bat and bird boxes provision has been conditioned.

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Section 106 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 Unilateral Undertaking has been drafted and the obligation in this case would cover:

- Contributions to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- A Section 106 (Planning Obligation) monitoring fee

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

Planning Conditions

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.

Conclusion

The proposed development is considered to be an acceptable use, in principle, in this location and the design and scale of the proposed building is considered to be appropriate having regards to the street scene and character locally. Living conditions, highways impacts, parking provision and the impact on community infrastructure are all considered be acceptable. Subject to suitable conditions and completion of a legal agreement, the application is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

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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 planning obligation (unilateral undertaking) ensuring that:

- * Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- * A S106 monitoring fee is paid to the Borough Council

and

b) The conditions 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.

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 and roofs 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) 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.

- 4) No works or development above foundation level shall take place until a final scheme for surface water drainage has 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

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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.

- 5) No works or development above foundation level shall take place until full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising have been provided. Where the donor site is unknown or is brownfield the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 6) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

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2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 7) All retained trees and their Root Protection Areas (RPA) must be protected during clearance and construction phase in accordance with BS5837:2012 using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials shall take place within the R.P.A of any retained tree and any excavations within the R.P.As must be carried out by hand and in accordance with BS 5837: 2012.

Reason: In the interest of protecting trees which contribute to the visual amenities of the area.

- 8) Prior to above ground development works commencing, full details of both hard and soft landscape works shall be 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

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- 9) 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

- 10) No development shall take place 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-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.

- 11) 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

- 12) The Development hereby approved shall not be occupied until the access, turning area and parking facilities shown on Drawings B97 6RG A-03, B97 6RG A-07 - A and B97 6RG A-08 have been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway

- 13) The Development hereby approved shall not be brought into use until sheltered, secure and accessible 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.

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Reason: To comply with the Council's parking standards

- 14) The Development hereby approved shall not be brought into use until the applicant has submitted a Travel Plan in writing to the Local Planning Authority that promotes sustainable forms of travel to the development site and this has been approved in writing by the Local Planning Authority. The submitted details shall use Modeshift STARS Business to carry out this process and include mechanisms for monitoring and review over the life of the development and timescales for implementation. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details.

Reason: To reduce vehicle movements and promote sustainable access.

- 15) The Development hereby approved shall not be brought into use until 3 number 7kw electric vehicle charging spaces have been provided and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities

- 16) The premises shall be used for the purpose specified in the application (Residential Care Home) and for no other purpose (including any other purpose in Class C2 Use Class of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).

Reason: The application has been considered on the basis of occupation by persons in Class C2 accommodation and has been determined as such

- 17) Notwithstanding the details within the noise assessment, prior to the installation of glazing, details of the specification of glazing to be installed shall be submitted and approved by the Local Planning Authority in order to demonstrate that they meet or exceed the sound reduction specification detailed in the noise assessment. The glazing shall be installed in full accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the proposed development.

- 18) Prior to installation, any proposed external lighting details 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 external lighting does not have a detrimental impact on the amenity of the area or the surrounding uses.

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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.
- 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. 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) It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particular reference is made to "respecting the community" this says:

Constructors should give utmost consideration to their impact on neighbours and the public:

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community. This should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided and information shared with the local community relating to the timing of operations and contact details for a site coordinator in the event of any difficulties.

This does not offer any relief to obligations under existing Legislation.

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- 6) Worcestershire County Council has published guidance on how it expects travel plans to be prepared, this guidance is freely available from the County Councils Travel Plans Officer. As part of this process the applicant must register for Modeshift STARS Business and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Worcestershire County Council can assist applicants with this process should they need.

Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicant can register at www.modeshiftstars.org

Procedural matters

This application is being reported to the Planning Committee because the application is for major development. Further, the application requires a planning obligation. As such the application falls outside the scheme of delegation to Officers.