

**Redditch Borough Council
Planning Committee**

**Committee Updates
28th April 2021**

20/00599/FUL Land Opposite 24 Droitwich Road, Droitwich Road

Since the publishing of the agenda, a Badger Mitigation Statement in relation to the proposal has been submitted for consideration. The Local Planning Authority have consulted their ecological advisors, Red Kite, regarding its contents and they have confirmed that the details contained within the statement are satisfactory. In view of this advancement, it is proposed that the recommendation for this application is amended to that set out below:

'That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions.'

An additional condition (number 19) and reason for condition is also proposed to be included to read as follows:

'The development hereby approved shall be carried out in accordance with the details contained within the document 'Badger Mitigation Strategy' by Dr Peter Webb, dated 17th April 2021.

Reason: To ensure the adequate protection of badgers.'

In addition, following further clarification, condition 17 is proposed to be altered from:

'Prior to commencement of the development hereby approved a licence from Natural England shall be obtained to close off the on-site badger setts. The details of this approved licence and a full mitigation plan shall be submitted to the Local Planning Authority for approval. The works on site shall then be carried out in accordance with the approved details.

Reason: For the adequate protection of badgers.'

To read:

'Prior to commencement of the development hereby approved a licence from Natural England shall be obtained to close off the on-site badger setts. The details of this approved licence, confirmation of successful badger exclusion/destruction and a full mitigation plan shall be submitted to the Local Planning Authority for approval. The works on site shall then be carried out in accordance with the approved details.

Reason: For the adequate protection of badgers.'

A further representation has also been received from the Hereford & Worcester Gardens Trust. The representation highlights the importance of the site in terms of its contribution to the setting of the Listed Manor House opposite, and states that the development would have a detrimental impact to the views of the site from the windows of the Manor House. The representation also states that the development would negatively impact the character and visual amenity of Feckenham Conservation Area through the loss of green space and views into the open countryside, and that the current condition of the site should not be a reason to allow development.

Matters relating to the contribution of the site to the significance and the setting of the listed Manor House and the impact of the development to Feckenham Conservation Area have been addressed in detail within the officer report.

A full copy of this additional representation can be found by following the link below and searching the reference number of the application (20/00599/FUL).

<https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

20/01638/FUL Land To The South Of, Alfrick Close

Your officers wish to apologise for an error set out in the main report. At the top of Page 34, the report reads:

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.

Further, at the top of Page 41 the report reads:

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.

Onsite parking provision is proposed as follows:

- 22 (regular) car parking spaces
- 2 (disabled /accessible / mobility) spaces
- an ambulance / taxi drop off area close to the main entrance

This gives a total of 24 onsite parking spaces, not 26 as indicated within the main report.

The proposed site plan as shown on page 20 of the presentation pack has been amended to show 3no. electric vehicle charging points rather than 2. The amended site plan is shown on the first page of a three sheet supplementary additional information pack submitted by the applicant as part of this update which provides more information with respect to parking provision and staffing levels to assist members.

The recommendation remains as set out on page 43 of the main report