

**Redditch Borough Council
Planning Committee**

**Committee Updates
14th November 2024**

24/00717/OUT Ipsley House, Ipsley Church Lane

Amended Consultation response

On page 20 of the agenda, it sets out that Worcestershire County Council Education Services require contributions for early years provision and SEND. This remains this case. However, when dwelling numbers are confirmed a re-assessment will need to take place which may mean that, (in addition to early years and SEND) a Middle School contribution will be required. These provisions are contained within the draft S106 agreement. Due to this, Page 29 of the agenda, under the heading of 'Section 106 Planning obligation' is amended from:

Contributions to WCC Educational Services towards SEND and early years Provision,

to: Contributions to WCC Educational Services towards School provision.

Page 30 of the agenda, under the heading of 'Recommendation' is amended from:

Contributions to WCC Educational Services towards SEND and early years Provision,

to: Contributions to WCC Educational Services towards School provision.

Amendment to recommended planning conditions

Section 55 of the Town and Country Planning Act 1990 sets out the meaning of the word "development" in planning terms as:

"the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land"

For the purposes of the Act, "building operations" includes the demolition of buildings.

Recommended Conditions 1), 5) and 6) as set out on pages 31 to 33 of the agenda are proposed to be amended which would enable the developer to demolish the existing office building before the 'trigger points' contained within those respective conditions are reached.

Conditions 1), 5) and 6) (as amended) are set out in full below with the amended text in **bold** for clarity.

1) Details of appearance, landscaping, layout, and scale (hereafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins, **with the exception of any demolition works**, and the development shall be carried out as approved.

Reason:- In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990

5) 1) No development, **other than demolition works**, shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and: a) The programme and methodology of site

investigation and recording. b) The programme for post investigation assessment. c) Provision to be made for analysis of the site investigation and recording. d) Provision to be made for publication and dissemination of the analysis and records of the site investigation e) Provision to be made for archive deposition of the analysis and records of the site investigation f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

2) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (1) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 211 of the National Planning Policy Framework

6) Unless otherwise agreed by the Local Planning Authority, development, other than **demolition works and** that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 5 have been complied with:

1. A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with the Environment Agency's "Land Contamination: Risk Management" guidance.

2. The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.

3. Where the site investigation identified remediation is required, 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.

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

5. Following the completion of the measures identified in the approved remediation scheme a validation 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.

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 in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the

Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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.

Conditions 2), 3), 4), 7), 8), 9), 10), 11), and 12), together with informatives 1) to 10) as printed remain unaltered.

The **RECOMMENDATION** remains as per that set out on page 30 of the agenda, but substituting, (under **part a**)

Contributions to WCC Educational Services towards SEND and early years Provision, with:

Contributions to WCC Educational Services towards School provision.

In terms of **part b**), Conditions 1), 5) and 6) as set out on pages 31 to 33 of the agenda are substituted with the amended Conditions 1), 5) and 6) as set out above.

24/00740/S73 Development Site At, Weights Lane

No Updates

24/00839/S73 Development Site At, Weights Lane

No Updates