

Agenda

Planning and Regulatory Committee

Tuesday, 23 September 2014, 10.00 am
County Hall, Worcester

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كوردی سۆزانی، ننگەر ناتوانی تێبگدی له ناوهرۆکی نهم بێلگهیه و دستت به ههچ کس ناگات که و بیهێگریتوه بۆت، تکایه تهلپون بکه بۆ ژمارهی 01905 765765 و داوای رهنۆینی بکه. (Kurdish)

ਪੰਜਾਬੀ। ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਦਾ ਮਸ਼ਹੂਰ ਸਮਝ ਨਹੀਂ ਸਕਦੇ ਅਤੇ ਕਿਸੇ ਅਜਿਹੇ ਵਿਅਕਤੀ ਤੱਕ ਪਹੁੰਚ ਨਹੀਂ ਹੈ, ਜੋ ਇਸਦਾ ਤੁਹਾਡੇ ਲਈ ਅਨੁਵਾਦ ਕਰ ਸਕੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਮਦਦ ਲਈ 01905 765765 'ਤੇ ਫ਼ੋਨ ਕਰੋ। (Punjabi)

DISCLOSING INTERESTS

There are now 2 types of interests:
'Disclosable pecuniary interests' and **'other disclosable interests'**

WHAT IS A 'DISCLOSABLE PECUNIARY INTEREST' (DPI)?

- Any **employment**, office, trade or vocation carried on for profit or gain
- **Sponsorship** by a 3rd party of your member or election expenses
- Any **contract** for goods, services or works between the Council and you, a firm where you are a partner/director, or company in which you hold shares
- Interests in **land** in Worcestershire (including licence to occupy for a month or longer)
- **Shares** etc (with either a total nominal value above £25,000 or 1% of the total issued share capital) in companies with a place of business or land in Worcestershire.

NB Your DPIs include the interests of your spouse/partner as well as you

WHAT MUST I DO WITH A DPI?

- **Register** it within 28 days and
- **Declare** it where you have a DPI in a matter at a particular meeting
 - you must **not participate** and you **must withdraw**.

NB It is a criminal offence to participate in matters in which you have a DPI

WHAT ABOUT 'OTHER DISCLOSABLE INTERESTS'?

- No need to register them but
- You must **declare** them at a particular meeting where:
You/your family/person or body with whom you are associated have a **pecuniary interest** in or **close connection** with the matter under discussion.

WHAT ABOUT MEMBERSHIP OF ANOTHER AUTHORITY OR PUBLIC BODY?

You will not normally even need to declare this as an interest. The only exception is where the conflict of interest is so significant it is seen as likely to prejudice your judgement of the public interest.

DO I HAVE TO WITHDRAW IF I HAVE A DISCLOSABLE INTEREST WHICH ISN'T A DPI?

Not normally. You must withdraw only if it:

- affects your **pecuniary interests OR** relates to a **planning or regulatory** matter
- **AND** it is seen as likely to **prejudice your judgement** of the public interest.

DON'T FORGET

- If you have a disclosable interest at a meeting you must **disclose both its existence and nature** – 'as noted/recorded' is insufficient
- **Declarations must relate to specific business** on the agenda
 - General scattergun declarations are not needed and achieve little
- Breaches of most of the **DPI provisions** are now **criminal offences** which may be referred to the police which can on conviction by a court lead to fines up to £5,000 and disqualification up to 5 years
- Formal **dispensation** in respect of interests can be sought in appropriate cases.

Planning and Regulatory Committee
Tuesday, 23 September 2014, 10.00 am, County Hall, Worcester

Membership: Mr R C Adams (Chairman), Mr A T Amos, Mrs S Askin, Mr J Baker, Mr M H Broomfield, Mr S J M Clee, Mr P Denham, Mrs A T Hingley, Mr A P Miller, Mr D W Prodger, Mr A C Roberts, Mr R J Sutton and vacancy.

Agenda

Item No	Subject	Page No
1	Named Substitutes	
2	Apologies/Declarations of Interest	
3	Public Participation The Council has put in place arrangements which usually allow one speaker each on behalf of objectors, the applicant and supporters of applications to address the Committee. Speakers are chosen from those who have made written representations and expressed a desire to speak at the time an application is advertised. Where there are speakers, presentations are made as part of the consideration of each application.	
4	Confirmation of Minutes To consider the Minutes of the meeting held on 15 July 2014. (previously circulated – pink pages)	
5	Proposed construction of a 6 classroom extension of existing first school, The Bengeworth Academy, Kings Road, Evesham, Worcestershire	1 - 20
6	Proposed change of use of Redditch Library to a mixed use development including a library, offices, Children's Service area and Area and Partnership Agency office accommodation, 15 Market Place, Redditch, Worcestershire	21 - 34
7	Proposed new service access onto the school field from adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster, Worcestershire	35 - 46
8	Temporary change of use of a section of a field to a temporary site compound. The proposed temporary site compound measures	47 - 64

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Date of Issue: Friday, 12 September 2014

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	approximately 4,310 square metres. it would be used to store materials, vehicles and welfare facilities associated with undertaking of works to alleviate internal foul water flooding in six properties on Leamington Road, Broadway at land off Bibsworth Lane, Broadway, Worcestershire	

NOTES

- **Webcasting**

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Planning and Regulatory Committee
23 September 2014

**5. PROPOSED CONSTRUCTION OF A 6 CLASSROOM
EXTENSION OF EXISTING FIRST SCHOOL, THE
BENGEWORTH ACADEMY, KINGS ROAD, EVESHAM,
WORCESTERSHIRE.**

Applicant	Worcestershire County Council and The Bengeworth Academy
Local Councillor	Mr R W Banks
Purpose of Report	<p>1. To consider an application under Regulation 3 of the Town and County Planning General Regulations 1992 for planning permission for the erection of a 6 classroom extension of the existing first school at The Bengeworth Academy, Kings Road, Evesham, Worcestershire.</p>
Background	<p>2. The Bengeworth Academy currently operates from two sites on the north eastern edge of Evesham. The smaller of the two sites (Burford Road) was the location of the former Bengeworth CE First School, constructed in the late 1980s and now contains Reception and Year 1 and Year 2 (KS1 pupils). The larger site is located at the northern end of Kings Road and was the focus of a greenfield development in 2010-2011 which contains the remaining accommodation for KS2 pupils which includes Years 3, 4, 5 and 6.</p> <p>3. Members granted planning permission for a new two form entry first school on the land aforementioned north of Kings Road site on 22 July 2010 (Minute 701 refers) which would consist of two phases of development. Phase one is complete, however, phase two has not been implemented due to lack of funding.</p> <p>4. The County Council as the Education Authority has agreed to increase the Published Admission Number at The Bengeworth Academy from 60 to 90 pupils. There is a requirement to provide an additional 6 classrooms to achieve this. There is currently capacity for 360 pupils at The Bengeworth Academy and the proposed capacity is 540 pupils, a further 180 pupil spaces. This expansion is required to ensure that there are sufficient school places in Evesham as rising numbers of children are seeking school places in the town and current and planned housing development is expected to generate additional pupils in the near future.</p>

The Proposal

5. Worcestershire County Council is seeking planning permission for the erection of a 6 classroom extension of the existing first school at The Bengeworth Academy, Kings Road, Evesham, Worcestershire.
6. The 6 classroom extension would be located on the Kings Road site which would increase the capacity from a 2 form entry first school to 3 form entry. The extended school would have the capacity to accommodate 540 pupils. There would be an increase in staff numbers from 38 to 48 full time equivalent staff.
7. The extension to the existing school is required to accommodate the anticipated increase in pupil numbers attending the school as a result of rising numbers of children seeking school places in the town arising from the current and planned new housing development in the area.
8. The proposed single-storey extension would extend the southern elevation of the existing school building. The dimensions of the proposed extension would measure approximately 33 metres in length by approximately 33 metres in width by approximately 5.5 metres in height at the highest point.
9. The proposed extension would be constructed from coloured render, to be agreed at a later date, above a Staffordshire blue brick plinth to match the existing building; slate grey single ply with applique standing seams on the south and west facing roofs together with a sedum green roof on a slate grey single ply membrane elsewhere. The windows and doors would be powder coated aluminium in RAL colour 7012 to match those already on the existing building.
10. In addition to the main classroom extension, the existing steel framed and timber pergolas would receive patent glazed roof coverings to form sheltered external teaching spaces.
11. The proposed scheme also includes the alteration of the existing vehicular entrance to form a morning drop-off and bus turning area. There are highways works associated with the adjacent new housing development which includes a new spine road running parallel to the south-eastern boundary of the school site. An additional vehicular entrance for the school would be constructed on to this road to the north-east of the existing turning head (accessed off Kings Road). The two entrances are located either side of a bus gate on the new road which will restrict car access to and from Kings Road but allow two way traffic for public transport and emergency vehicles. The approved design of the bus gate forms part of the housing consortium's section 38 negotiations. The applicant states that the design does not consist of a physical barrier but rather a change of road surface level and material coinciding with a narrowing of the

road and associated signage.

12. As a result of the formation of the new entrance, 4 car parking spaces would be lost, however, it is proposed that 8 additional spaces would be provided, resulting in a net increase of 4 car parking spaces overall.

13. This would create 29 car parking spaces in total on the site including 3 disabled parking spaces.

14. The proposed boundary treatments consist of a new retaining brick wall constructed from Staffordshire blue brick to match the plinth brickwork on the existing building, which measures approximately 0.75 metres high on the southern boundary of the application site together with planting on top of the wall which would help to screen the proposed extension from public view. A new timber palisade fence to match the existing onsite fencing, measuring 1 metre high which would be erected to the west of the proposed extension. The existing boundary fencing on all perimeters of the school site will be retained.

15. The proposed plans were displayed in the entrance of the school from 12 – 16 May 2014. Staff, parents and local residents were notified about the proposals and asked to make any comments. The school has confirmed that there were no objections made regarding the proposals during this period.

The Site

16. The Bengeworth Academy is located in a densely populated residential area. The Kings Road site is located on the corner of Kings Road and Drakes Lea. The schools main buildings are located in the centre of the site with informal soft play area and car parking at the front of the site, to the south-west. The playing fields and hard playgrounds are sited to the rear of the school to the north and east respectively. The area where the proposed extension would be sited is amenity grass which is currently used as informal soft play space.

17. The neighbouring uses to the application site consist of new residential properties which are currently under construction, to the north, east and the south together with existing residential properties at the south-west corner of the school site and Green Gables Business Centre to the west.

18. The existing boundary treatments at the site consists of approximately 2.5 metre high green wired fencing and green bow top fencing on the southern and eastern site boundaries; an approximately 1 metre high wooden picket fence on the western and part of the northern site boundaries.

19. There is one existing vehicular access into the school site, located at the south-west of the site which is accessed from Kings Road. There are three existing pedestrian accesses into the school site which are located along the southern boundary. The existing pedestrian accesses into the site would remain unchanged.

20. The nearest residential properties to the proposed extension sit within the new housing development which is currently under construction and the nearest is proposed to be sited approximately 25 metres directly south of the proposed extension.

21. The proposed development is sited approximately 250 metres east of the River Avon which is a local wildlife site.

22. A public right of way runs adjacent to the school site to the south (Bridleway Evesham EV-526).

23. The existing school building is single storey constructed from coloured render above a Staffordshire blue brick plinth with a sedum green roof on a slate grey single ply membrane. The halls roof is constructed from stucco embossed standing seam aluminium. The windows and doors are powder coated aluminium in RAL colour 7012.

Summary of Issues

24. The main issues in the determination of this application are the impact of the proposal on:

- Landscape Character and Appearance of the Area
- Residential Amenity
- Water Environment
- Traffic and Highways Safety, and
- Ecology.

Policy

National Planning Policy Framework (NPPF)

25. The National Planning Policy Framework (NPPF) was published and came into effect on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It constitutes guidance for local planning authorities and decision takers and is a material planning consideration in determining planning applications. Annex 3 of the NPPF lists the documents revoked and replaced by the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking.

26. Sustainable Development is defined by five principles set out in the UK Sustainable Development Strategy:

- "living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly".

27. The Government believes that sustainable development can play three critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy;

- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing our natural, built and historic environment.

28. The following guidance contained in the NPPF, is considered to be of specific relevance to the determination of this planning application:

- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment

The Development Plan

29. The Development Plan is the strategic framework that guides land use planning for the area. In this respect the current Development Plan consists of the Wychavon District Local Plan.

30. Planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

31. Annex 1 of the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the policies contained within the NPPF are material considerations. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Wychavon District Local Plan

Policy GD1 Location Strategy for New Development
 Policy GD2 General Development Control
 Policy ENV1 Landscape Character
 Policy ENV6 Protected species

The South Worcestershire Development Plan

32. The South Worcestershire Development Plan (SWDP) is being prepared jointly by the three local authorities and communities of Malvern Hills, Wychavon and Worcester City. The plan considers the long-term visions and objectives for South Worcestershire.

33. On 28 May 2013 the SWDP was submitted to the Secretary of State. The Examination in Public on Phase 1

Draft Planning Policy

Consultations

took place on 1-3 October 2013 and the publication of the Inspectors interim findings was published on 30 October 2013. The Inspector's interim conclusions on Phase 1 asked the three councils involved in compiling the South Worcestershire Development Plan (SWDP) to look again at the figures they prepared on the number of homes needed in the area by 2030 and do more work on the technical evidence used to establish how many homes the area will need. An additional hearing took place on 13-14 March 2014 following new evidence submitted by the three councils. The Inspector's interim conclusions dated 31 March 2014 on Phase 1 provide a full, objectively assessed need for housing over the plan period for South Worcestershire of 28,370 dwellings. A second phase of examination will follow, looking at the sites where new homes and businesses are proposed to be developed.

34. The SWDP in its entirety has not been tested at examination or adopted by any of the Councils; therefore, having regard to the advice in the NPPF, Annex 1, it is the view of the Head of Economic Development and Planning, that little weight will be attached to the SWDP in the determination of this application.

35. **The Worcestershire Wildlife Trust** does not wish to object to the proposal. They are happy to defer to the County Ecologist for all detailed matters regarding on-site biodiversity.

36. **The County Archaeologist** has no comments to make on the proposal as the archaeological works required as a condition of consent on the planning permission for the existing school building have been completed which included the area where the proposed classrooms would be located.

37. **The County Landscape Officer** has no objections to the proposal however recommends the imposition of conditions relating to an integrated SuDS design and a landscape planting scheme.

38. **Worcestershire Regulatory Services** has no comments to make regarding noise for this application but directs the applicant to Worcestershire Regulatory Services "Code of Best Practice for Demolition and Construction Sites".

39. **Worcestershire Regulatory Services' Environmental Health Officer** has no adverse comments to make with respect to contaminated land.

40. **Evesham Town Council** is in favour of the new classrooms in principle, however, objects to the proposed development on the basis of the current access into the site is not considered to be sufficient to accommodate the proposed expansion of pupil numbers. They request that the proposed classrooms should not be built until the access from the adjacent new estate has been completed.

41. **Countryside and Access Services** has no objections to the proposal, however, requests that the County Planning

Authority advise the applicant of their responsibilities to the safety of the public, given the close proximity of the public right of way, Bridleway Evesham EV-526, adjacent to the site.

42. The County Ecologist has no objections to the proposal.

43. The County Highways Officer has no objections to the proposed layout of access and car parking as indicated on drawing AI(9)01 REV A submitted with the application and subject to the imposition of conditions.

44. The Ramblers Association is not concerned about the proposed development as the proposal would not have any adverse impact on the bridleway which runs along the boundary of the school site.

45. South Worcestershire Land Drainage Partnership has not provided any comments.

46. Wychavon District Council has no objection to the proposed development in principle, however, recommends the imposition of a condition requiring construction traffic to access the site via Offenham Road rather than off Kings Road or Lichfield Avenue. Wychavon District Council draws the applicant's attention to a section 106 legal agreement dated 3 August 2011 and in particular Schedule 5 of the agreement which requires the provision of sports facilities on the school site.

47. Sport England do not wish to be consulted on the proposal but recommend that a condition regarding a Community Use Agreement, similar to condition 12 of Planning Permission 10/000024/REG3 should be imposed on any new permission as this was not previously discharged.

Other Representations

48. In accordance with the Development Management Procedure Order 2010, the application has been advertised on site and through neighbour notification letters. One letter of representation has been received from a local resident objecting to the proposal. The letter of representation is available in the Members Support Unit. The concerns raised relate to present indiscriminate parking along Kings Road and fear that this problem could be worsened should more children be accommodated at the school.

The Head of Economic Development and Planning's comments

49. As with any planning application, this application should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The relevant policies and key issues have been set out earlier.

50. Worcestershire County Council is seeking planning permission for the erection of a 6 classroom extension of the existing first school at The Bengeworth Academy, Kings Road, Evesham, Worcestershire.

Landscape Character and Appearance of the Area

51. The proposed extension would visually mirror the existing school design on site and is, therefore, complimentary to the

existing building. The proposed materials would match those of the existing building.

52. The proposed extension would be sited to the front of the existing building and would be in a prominent position within the street scene once the new spine road, which is currently under construction, associated with the new housing development, also under construction, has been completed. As such, careful consideration has been given to the design of the proposal including the proposed boundary treatments, particularly on the southern site boundary, so as to not detract from the character and appearance of the area. The proposed extension is sited approximately 20 metres from the southern boundary of the school site. Planting would take place on the southern site boundary which would screen the proposal in part from public view along the new road which is currently under construction.

53. Given the single-storey nature, the complimentary design and siting of the proposed extension approximately 20 metres from the southern boundary of the school site and subject to the imposition of a condition requesting a landscape planting scheme, the Head of Economic Development and Planning does not consider that the proposal would have a detrimental impact on the character and appearance of the local area in accordance with Policies GD2 and ENV1 of the Wychavon District Local Plan.

Residential Amenity

54. Public notices were erected around the site to advertise the proposal and neighbour notification letters were delivered to the nearest residential dwellings. The nearest dwelling to the proposed extension, which is currently under construction, is sited approximately 25 metres south of the proposed extension.

55. The positioning of the proposed extension would be sympathetic to the amenity of the residents of the neighbouring properties as there is sufficient separation to the boundary treatment.

56. The proposed extension would be physically separated from the nearest residential properties by an existing 1.8 metre palisade fence together with proposed planting to the boundary.

57. Worcestershire Regulatory Services have no objections in terms of any adverse noise impact.

58. The Head of Economic Development and Planning considers that subject to the imposition of a condition relating to a lighting scheme, there would not be any adverse impact on residential amenity arising from this proposal in accordance with Policy GD2 of the Wychavon District Local Plan.

Water Environment

59. The application site is not located in an area at risk of flooding.

60. The proposed extension would connect to the on-site foul drain and utilise the existing connection to the foul sewer. The surface water drainage would be disposed of using a sustainable urban drainage system. The Landscape Officer has recommended that the imposition of a condition requesting further details of the integrated SuDs design.

61. Subject to the imposition of a condition requiring an integrated SuDS design, the Head of Economic Development and Planning is satisfied that the proposal would not have a detrimental impact on the water environment or flood risk in accordance with Policy GD2 of the Wychavon District Local Plan.

Traffic and Highways Safety

62. There has been one letter of representation received from a local resident, objecting to the proposal on highways grounds. They raise concerns with present indiscriminate parking along Kings Road and fear that this problem could be made worse should more children attend the school. Evesham Town Council also objects to the proposal on highways grounds, with particular regard to the insufficient current access into the site.

63. The current access into the site is via the existing turning head off Kings Road which was constructed as part of the new school development in 2011.

64. The proposed access into the site includes use of the existing vehicular entrance via the existing turning head for morning drop-off and bus turning only. The turning head and the car park would be separated internally by a lifting type vehicle barrier which is intended to be closed except to allow for the turning of coaches and maintenance. An additional vehicular entrance would be constructed from the new spine road, which is currently under construction, to the north-east of the existing turning head. This entrance would be the primary entrance into the car park for staff and visitors. The two entrances aforementioned are located either side of an approved bus gate, as part of the housing consortium's section 38 negotiations, on the new road which will restrict car access to Kings Road but allow two way traffic for public transport and emergency vehicles.

65. The County Highways Officer has no objections to the proposed layout of access and car parking as indicated on drawing AI(9)01 REV A, providing a condition is imposed requesting the construction of an alternative access off Offenham Road (B4510) prior to the construction and occupation of the development to address the concerns of Evesham Town Council.

66. The school actively encourages sustainable travel rather

than travelling by car. The school has an existing travel plan which was published in May 2014. A condition is recommended requiring an updated travel plan taking into account the increase in staff and pupils at the school.

67. The proposed construction accesses would be located at two points along the southern boundary of the school site, accessed along the new spine road which is currently under construction. The applicant states that it is anticipated that the contractor's traffic management plan would follow good practice through provision of Banksmen and avoidance of dirt and debris on the footpath/bridleway crossover.

68. The Highways Officer has requested the imposition of a condition relating to routing of the construction traffic along Offenham Road currently under construction.

69. Wychavon District Council has no objection to the proposed development in principle, however, recommends the imposition of a condition requiring construction traffic to access the site via Offenham Road rather than from Kings Road or Lichfield Avenue.

70. Evesham Town Council requests that the proposed classrooms should not be built until the access from the adjacent new estate has been completed.

71. The most recent travel plan for Bengeworth Academy is dated May 2014 which states that 98% of the 385 pupils who currently attend the school live within two miles of the site. More than half of trips made by pupils to/ from the school are made by active modes including walking and cycling.

72. In light of the Highways Officer's comments, the Head of Economic Development and Planning does not consider that the proposal, subject to the imposition of conditions, would have any adverse impact on the highways safety in accordance with Policy GD2 of the Wychavon District Local Plan.

Other Matters

Public Right of Way

73. Given the close proximity of the public right of way, Bridleway Evesham EV-526, adjacent to the southern boundary of the application site. The Countryside and Access Service remind the applicant of their responsibility for the safety of the public using the bridleway during the construction period.

74. The Ramblers Association do not raise any concerns about the proposal.

75. Subject to the advice recommended by The Countryside and Access Service being communicated to the applicant, the Head of Economic Development and Planning does not consider that the proposal would have any adverse impact on

the adjacent public right of way.

Ecology

76. The area where the proposed extension would be sited is amenity grass which is currently used as informal soft play space.

77. The County Ecologist has no objections to the proposal and in view of this the Head of Economic Development and Planning does not consider that the proposal would have a detrimental impact on ecology and biodiversity at the site or on the surrounding area in accordance with Policy ENV6 of the Wychavon District Local Plan.

Conclusion

78. Given the single-storey nature, the complimentary design and siting of the proposed extension approximately 20 metres from the southern boundary of the school site and subject to the imposition of a condition requesting a landscape planting scheme, it is not considered that the proposal would have a detrimental impact on the character and appearance of the street scene or the character and appearance of the area in accordance with Policy GD1 and Policy ENV1 of the Wychavon District Local Plan.

79. The Head of Economic Development and Planning does not consider that there would be any adverse impact on residential amenity arising from this proposal in accordance with Policy GD2 of the Wychavon District Local Plan.

80. Subject to the imposition of a condition relating to an integrated SuDS design, the Head of Economic Development and Planning is satisfied that the proposal would not have a detrimental impact on the water environment or flood risk in accordance with Policy GD2 of the Wychavon District Local Plan.

81. The Head of Economic Development and Planning does not consider that the proposal would have any adverse impact on highways safety in accordance with Policy GD2 of the Wychavon District Local Plan.

82. The Head of Economic Development and Planning does not consider that the proposal would have any adverse impact on the adjacent public right of way.

83. The Head of Economic Development and Planning does not consider that the proposal would have a detrimental impact on ecology and biodiversity at the site or on the surrounding area in accordance with Policy ENV6 of the Wychavon District Local Plan.

84. On balance, taking into account the comments received from statutory consultees; members of the public and the provisions of the development plan in particular Policy GD1; GD2; ENV1; ENV6 of the Wychavon District Local Plan, it is considered that the proposal would not cause demonstrable harm to the interests intended to be protected by these

Recommendation

policies or highway safety.

85. The Head of Economic Development and Planning recommends that planning permission be granted for the erection of a 6 classroom extension of the existing first school at The Bengeworth Academy, Kings Road, Evesham, Worcestershire, subject to the following conditions:

- a) The permission enures for the benefit of Worcestershire County Council only;**
- b) The development must be begun not later than the expiration of three years beginning with the date of this permission;**
- c) The development hereby permitted shall be carried out in accordance with the details shown on submitted Drawing Numbers: AL(0)01; AL(0)12; Al(0) 10; AL(9)01 REV A; AL(0) 04; AL(0) 11 except where otherwise stipulated by conditions attached to this permission;**

Details

- d) Notwithstanding any indication of the materials, which may have been given in this application, prior to the construction of the extension hereby approved, a schedule and/or samples of the materials and finishes for the development shall be submitted to and agreed in writing by the County Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details;**
- e) No development shall take place until full details of the boundary walls and fences and other means of enclosure have been submitted and agreed in writing by the County Planning Authority. This shall include the method of construction for any fencing that falls within 5 metres of any protected tree. The development shall be carried out strictly in accordance with the approved details;**
- f) No development shall take place until a schedule and or samples of all surfacing materials has been submitted and agreed in writing by the County Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details;**
- g) Prior to the commencement of the development hereby approved details of any external lighting shall be submitted to and agreed in writing by the County Planning Authority. Thereafter the development shall be carried out in accordance with the approved details;**
- h) Prior to the occupation of the development hereby approved a Community Use Scheme shall be submitted for approval in writing by the County**

Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented in accordance with an agreed timetable;

Sustainability & Landscaping

- i) Notwithstanding the submitted details, prior to the commencement of the development hereby approved a landscaping scheme, which shall include the retention of any existing trees and hedgerows and details of all walls, fences, surface treatments, new trees, shrubs and other planting, and details of the proposed planting species, sizes, spacing, densities, locations, planting methods and details of the provision of adequate growing medium and drainage shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented in accordance with the approved details within 6 months of the completion of the development. Any new trees or shrubs, which within a period of five years from the completion of the planting die, are removed, or become damaged or diseased, shall be replaced in the next planting season with others of a similar size and species;**
- j) The development hereby permitted shall not commence until drainage plans for the disposal of foul sewage have been submitted to and approved by the County Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details before the development is first brought into use;**
- k) The development hereby permitted shall not commence until a Sustainable Urban Drainage scheme has been submitted to and approved by the County Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details before the development is first brought into use;**

Highways

- l) The development hereby approved shall not be constructed or occupied until an alternative means of vehicular access to the school has been provided off Offenham Road (B4510) in accordance with details to be submitted to and approved by the County Planning Authority.**
- m) No work shall commence upon the development hereby authorised by this permission until details of the routing of vehicles, associated with the construction to and from the site together with the maintenance/repair of the designated route has been submitted to and approved in writing by the County**

Planning Authority in consultation with the Highways Authority;

- n) Prior to the commencement of the development hereby approved a specification for the construction of the temporary construction vehicular access shall be submitted to and approved by the County Planning Authority. Thereafter the works shall be carried out in accordance with the agreed specification;**
- o) On completion of the development hereby approved the temporary construction vehicular accesses shall be permanently closed;**
- p) The development hereby permitted shall not be brought into use until the access and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the County Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times;**
- q) The development hereby permitted shall not be brought into use until a Travel Statement, to include details of on-site parking, drop-off/pick-up points and public transport services has been submitted to and approved in writing by, the County Planning Authority;**

Construction

- r) Construction works shall only be carried out on the site between 08:00 to 18:00 hours on Mondays to Fridays inclusive, and 08:00 to 13:00 hours on Saturdays, with no construction work on Sundays or Bank Holidays;**
- s) The development hereby permitted shall not begin until a Construction Method Statement has been submitted to and approved in writing by the County Planning Authority. The approved statement shall be adhered to throughout the construction period.**

The statement shall provide for:

- a) The parking of vehicles of site operatives and visitors within the application site;**
- b) Loading and unloading of plant and materials within the application site;**
- c) Storage of plant and materials within the application site; and**
- d) Siting of site offices within the application site; and**

Ecology & Biodiversity

- t) In the unlikely event that any protected species are**

found on the site during the works then all works must cease immediately and the advice of a suitably qualified ecologist must be sought and followed prior to works re-commencing.

Contacts

County Council Contact Points

Worcester (01905) 763763, Kidderminster (01562) 822511

Specific Contact Points for this Report

Emma Johnston, Planning Assistant:

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Mark Bishop, Development Control Manager:

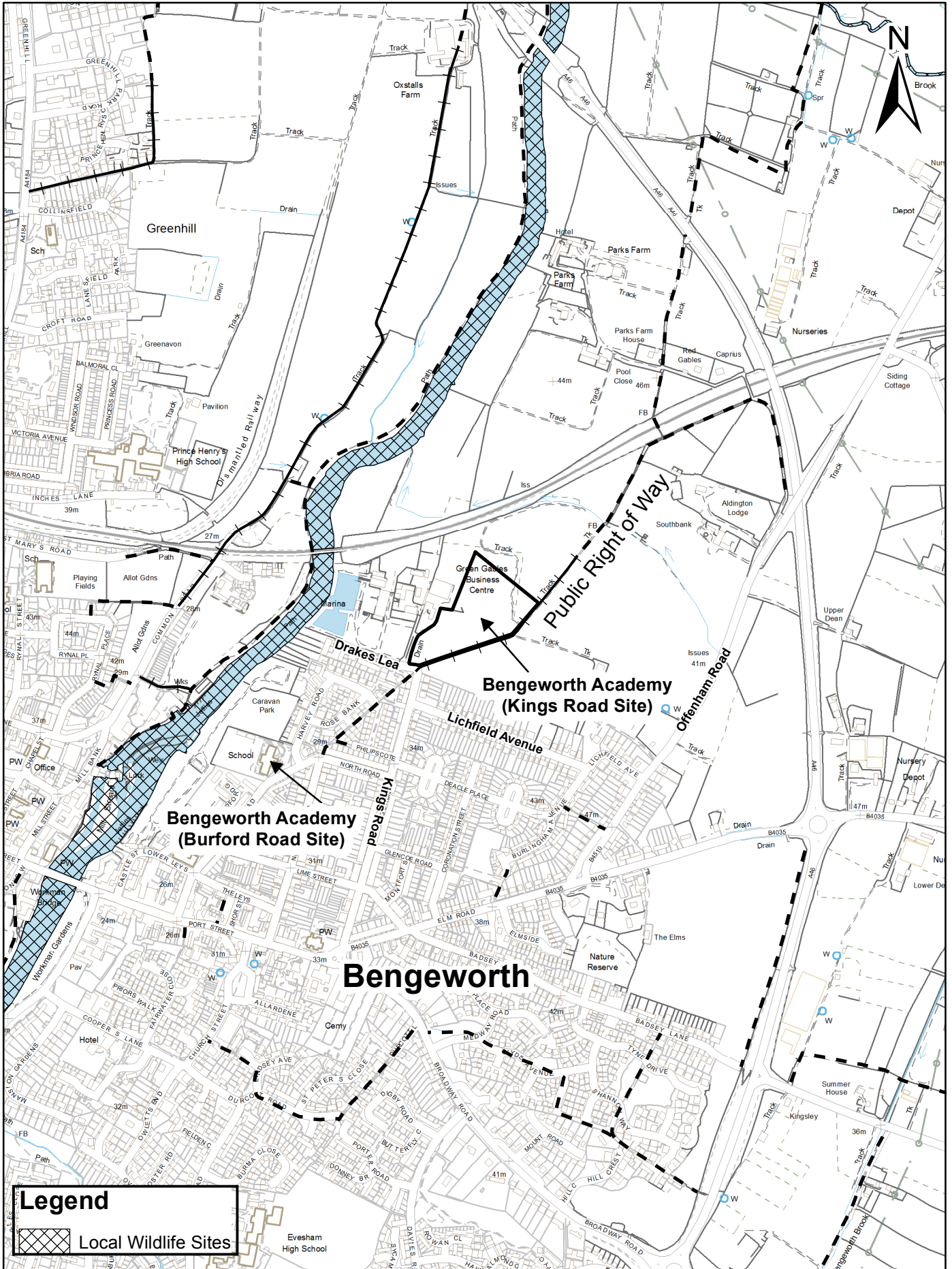
01905 766709, mbishop@worcestershire.gov.uk

List of Background Papers

In the opinion of the proper officer (in this case the Head of Economic Development and Planning) the following are the background papers relating to the subject matter of this item:

The application, plans and consultation replies in file reference 14/000029/REG3.

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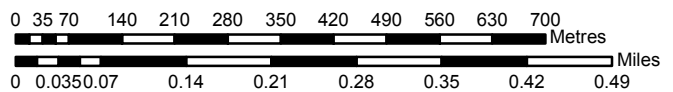


Legend

 Local Wildlife Sites



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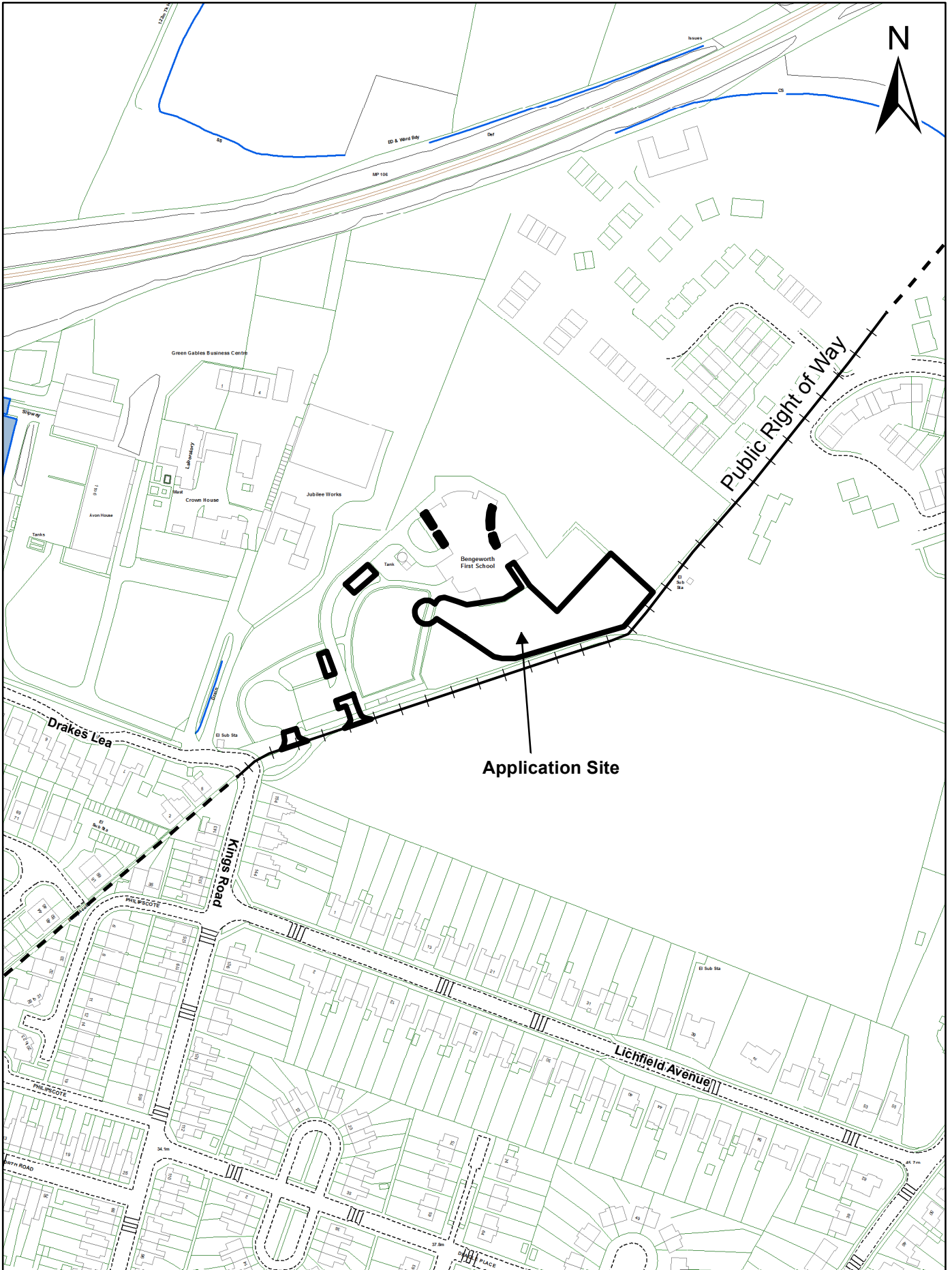


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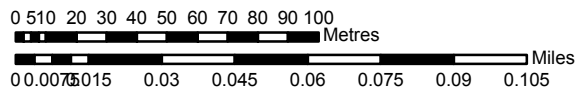
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Planning and Regulatory Committee
23 September 2014**6. PROPOSED CHANGE OF USE OF REDDITCH LIBRARY TO A MIXED USE DEVELOPMENT INCLUDING A LIBRARY, OFFICES, CHILDREN'S SERVICE AREA AND PARTNERSHIP AGENCY OFFICE ACCOMMODATION, 15 MARKET PLACE, REDDITCH, WORCESTERSHIRE**

Applicant	Worcestershire County Council
Local Councillor	Mr A Fry and Ms P A Hill
Purpose of Report	<p>1. To consider an application under Regulation 3 of the Town and County Planning General Regulations 1992 for planning permission for the change of use of Redditch Library to a Mixed Use Development including a Library, offices, a Children's Service Area and Partnership Agency Office accommodation at 15 Market Place, Redditch, Worcestershire.</p>
Background	<p>2. Worcestershire County Council Libraries and Learning Service has to make significant savings as a result of the financial pressures on the County Council between 2011/12 and 2014/15. The approach it has chosen to take to meet those savings is to work more closely with partners and local communities to identify innovative ways to reduce costs without reducing services.</p>
The Proposal	<p>3. Worcestershire County Council is seeking planning permission for the change of use to Redditch Library to a Mixed Use Development including a Library, offices, a Children's Service Area and Partnership Agency Office accommodation at 15 Market Place, Redditch, Worcestershire.</p> <p>4. The proposed development consists of internal alterations to convert the current caretaker's flat to space suitable for Children Services service delivery; to reconfigure the internal areas to create self-contained office accommodation to be occupied by Worcestershire County Council staff and their partnership agencies, this may include the Citizens Advice Bureau; and to alter the internal layout of the library, including shelving and public computers, to make better use of the space and improve accessibility for customers.</p> <p>5. The breakdown of the uses on each floor includes, storage and meeting rooms on the lower ground floor; Library including Children's Library on the ground floor;</p>

further Library space, office accommodation and training rooms on the first floor and further office accommodation and children's services on the second floor.

6. The only external works proposed as part of this development include the modification of the external signage. The details of the proposed signage would be agreed at a later date under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. The approximate proposed floor space for the public library is 858m² from 1456m² as existing; the approximate proposed floor space for the offices is 292m² and the approximate proposed floor space for the partnership agency accommodation is 200m².

8. There is currently 12 staff working within the Library. As a result of the changes there would be a maximum of 7 library staff working at any one time. The applicant states that the proposed staff numbers accommodating the remainder of the building would vary depending on the tenant's requirements and use of the space. On the basis of the Citizens Advice Bureau being successful tenants, there would be approximately 13 staff employed and approximately a further 50 staff would be employed in the remaining office accommodation.

9. The existing access into the building from Market Walk would remain unchanged.

10. The proposed parking provision at the site would increase from one disabled parking space to two spaces. The works include marking out the additional car parking space on the existing hard standing area.

11. The proposed opening hours vary between the uses within the building: the proposed Public Library's opening hours would be Monday, Tuesday and Thursday, 09:00 hours to 19:00 hours; Wednesday, Friday and Saturday, 09:00 hours to 17:00 hours. It is envisaged that the opening hours for the proposed offices would be Monday – Friday, 07:30 hours to 19:30 hours. The Family Contact Suite would be open Monday – Friday, 09:00 hours to 19:00 hours.

12. A public consultation took place over 24 - 26 June 2014 where members of Worcestershire County Council were available to answer any questions from members of the public and to discuss the proposals. The plans have continued to be displayed at the Library during the planning process and the Library staff have been available to discuss the proposals and answer any questions. A list of frequently asked questions has been compiled and is available to view at the Library. A press release was issued and published in the Redditch and Alcester Advertiser and the Redditch Standard.

13. The applicant has stated that many members of the

The Site

public shared their views to the members of staff and were supportive of the scheme and some left written comments.

14. Redditch Library is sited in Redditch town centre. The building is bound by Market Place to the north; Alcester Walk to the east; Market Walk to the south and west. The application site abuts the Redditch Conservation Area.

15. Redditch Library is located less than 5 minutes walk from numerous car parks including a large multi-storey car park at the main shopping area (Kingfisher Centre) in addition to the bus and railway station.

16. There is currently one disabled parking space available at Redditch Library.

17. There is cycle storage provision at the entrance to the Library for staff and visitors to use with the capacity to accommodate up to 12 bicycles.

18. The neighbouring uses to the application site consist of Redditch market place to the north; Kingfisher Shopping Centre to the south; small convenience shops to the west and government offices to the east.

19. The Library building is a three storey structure which was completed in 1976. The building has a reinforced concrete frame and feature exposed waffle slab ceilings and both interior and exterior elevations clad in handmade facing brick.

20. The total existing floor space of the Library is 1456 m².

Summary of Issues

21. The main issues in the determination of this application are the impact of the proposal on:

- Provision of Mixed Use
- Internal Layout
- Amenity
- Character and Appearance of the local area
- Ecology, and
- Traffic and Highways Safety.

Policy

National Planning Policy Framework (NPPF)

22. The National Planning Policy Framework (NPPF) was published and came into effect on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It constitutes guidance for local planning authorities and decision takers and is a material planning consideration in determining planning applications. Annex 3 of the NPPF lists the documents revoked and replaced by the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking.

23. Sustainable Development is defined by five principles set

out in the UK Sustainable Development Strategy:

- "living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly".

24. The Government believes that sustainable development can play three critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy;
- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing our natural, built and historic environment.

25. The following guidance contained in the NPPF, is considered to be of specific relevance to the determination of this planning application:

- Section 2: Ensuring the vitality of town centres
- Section 7: Requiring good design
- Section 8: Promoting healthy communities

The Development Plan

26. The Development Plan is the strategic framework that guides land use planning for the area. In this respect the current Development Plan consists of the Borough of Redditch Local Plan.

27. Planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

28. Annex 1 of the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the policies contained within the NPPF are material considerations. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

29. Borough of Redditch Local Plan

Policy B(BE).13 Qualities of Good Design

Policy B(BE).14 Alterations and Extensions

Policy C(CF).1 Community Facilities

Draft Bromsgrove District Plan (formerly Core Strategy)

30. The Bromsgrove District Plan will outline the strategic planning policy framework for guiding development in Bromsgrove District up to 2030. It will contain a long-term vision and strategic objectives, a development strategy, key policies, strategic site allocations and a monitoring and implementation statement. The Plan will also include a copy of the Redditch Cross Boundary Development Policy (Policy RCBD1), which appears in the Draft Borough of Redditch Local Plan No.4.

31. On 12 March 2014 Bromsgrove District Council submitted the Bromsgrove District Plan to the Secretary of State for independent examination. The Secretary of State has appointed an independent Inspector (Mr Michael J Hetherington) to undertake an independent examination into the soundness of the Bromsgrove District Plan. The Bromsgrove District Plan and the Borough of Redditch Local Plan No.4 examinations are being held concurrently and will include several joint hearing sessions as well as separate hearing sessions relating to each Local Plan. The Inspector has raised some queries about the Local Plans' housing evidence base in a written exchange with the Councils. As a result, the Inspector will hold two initial hearing sessions on 16-17 June 2014, which will address objective assessment of housing needs; duty to co-operate; and the approach to meeting anticipated housing needs from the major urban areas. The dates for the remainder of the hearings will be finalised in due course, but are unlikely to take place before September 2014. Bromsgrove District Council is anticipating adoption in early 2015.

32. The Bromsgrove District Plan has not, therefore, been tested at examination or adopted by Bromsgrove District Council. Having regard to the advice in the NPPF, Annex 1, it is the view of the Head of Economic Development and Planning, that little weight will be attached to the Bromsgrove District Plan in the determination of this application. The Bromsgrove District Plan policies that are relevant to this planning application are listed below:

Policy BDP 1 Sustainable Development Principles
Policy BDP 19 High Quality Design

Consultations

33. County Councillor Ms P A Hill is delighted to see new ideas and information and looks forward to seeing the building on completion.

34. The County Highways Officer has no objections to the proposed development.

35. The County Landscape Officer considers that there are no issues of landscape concern due to the nature of the proposed development.

36. The County Ecologist considers that there is no significant ecology implications with this scheme and have

no objections or further comments at this stage.

37. North Worcestershire Water Management has no comments to make on the application.

38. Redditch Borough Council has no objections to the proposal.

39. Worcestershire Wildlife Trust does not wish to make any comments on this application and is happy to defer to the County Ecologist for all on-site ecological matters.

Other Representations

40. In accordance with the Development Management Procedure Order 2010, the application has been advertised on site and in the press. Two letters of representation have been received objecting to the proposal. The letters of representation are available in the Members Support Unit. The concerns raised relate to the provision of free quiet study areas; provision of toilets; provision of display facilities and reduction in the Library service.

The Head of Economic Development and Planning's comments

41. As with any planning application, this application should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The relevant policies and key issues have been set out earlier.

42. Worcestershire County Council is seeking planning permission for the change of use to Redditch Library to a Mixed Use Development including a Library, offices, a Children's Service Area and Partnership Agency Office accommodation at 15 Market Place, Redditch, Worcestershire.

Provision of Mixed Use

43. There have been concerns raised from members of the public regarding the lack of provision of free quiet study areas; the lack of provision of toilets; the lack of provision of display facilities and the lack of provision of library services.

44. In response to these concerns, the applicant stated that the library service recognise the importance of quiet study areas and would endeavour to create such areas within the Library as in other Worcestershire County Council Libraries.

45. The applicant has stated that there would be 3 publicly accessible WCs, including a disabled WC and baby change unit within the Library for Library users; whilst this would be a reduction on the original provision of 6 WCs within the existing Library, it mirrors the best provision of similar size libraries elsewhere in the County and it is considered that the proposed 3 WCs are adequate for the occasional need of Library users. There are also public toilets within a short distance in the Kingfisher Centre.

46. The applicant has stated that the Library would continue to offer display facilities.

47. The scheme retains an existing building and provides for community use in conjunction with other uses including Children's Services; Worcestershire County Council staff and their partnership agencies which may include the Citizens Advice Bureau.

48. The Head of Economic Development and Planning is satisfied that the proposed uses are acceptable in accordance with Policy C(CF).1 of the Borough of Redditch Local Plan.

Internal Layout

49. Concerns have been raised from members of the public regarding the reduction in Library floor space and services.

50. In response to these concerns the applicant stated that although the current proposals would reduce the physical space of the Library to accommodate the changes from 1456m² to 858m², the number of stock items such as PCs, children activities and adult learning would not reduce and the shelving would only reduce marginally from 227 units to 214 units.

51. The Head of Economic Development and Planning acknowledges the concerns raised by members of the public regarding the proposed floor space allocated for the Library, however, the proposed configuration of the internal space within the Library is not a specific material planning consideration relevant to the determination of this application. Nevertheless, in view of the comments received from the applicant, the Head of Economic Development and Planning is satisfied that the space allocated for the Library would be adequate and acceptable in accordance with Policy C(CF).1 of the Borough of Redditch Local Plan.

Amenity

52. Public notices were erected around the site to advertise the proposal. There have been no objections to the scheme on amenity grounds.

53. Given the nature of the uses proposed within the building, the Head of Economic Development and Planning considers that there would be no adverse impact on the amenity of the surrounding area.

Character and Appearance of the local area

54. The majority of the works would be internal and would, therefore, not have a detrimental impact on the character and appearance of the local area.

55. The only external works proposed as part of this development include the modification of the external signage. The details of the proposed signage would be approved at a later date under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

56. In view of this, the Head of Economic Development and Planning does not consider that the proposal would have an adverse impact on the character and appearance of the area.

Other Matters

Ecology

57. The County Ecologist considers that there are no significant ecology implications with this scheme and have no objections or further comments at this stage.

58. In view of this, the Head of Economic Development and Planning is satisfied that the proposed development would not have any adverse impact on any protected species or biodiversity in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan.

Traffic and Highway Safety

59. Redditch Library is located less than 5 minutes' walk from numerous public car parks including a large multi-storey car park at the main shopping area (Kingfisher Centre) in addition to the bus and railway station.

60. There is currently one disabled parking space available at Redditch Library. An additional space would be provided as part of the proposal.

61. There is cycle storage provision at the entrance to the Library for staff and visitors to use with the capacity to accommodate up to 12 bicycles.

62. The County Highways Officer has no objections to the proposed development.

63. In view of this, the Head of Economic Development and Planning considers that this town centre location enables good accessibility via public transport to the proposed public services. In view of the above comments from the County Highways Officer, the Head of Economic Development and Planning is satisfied that the proposed development would not have a detrimental impact on highway safety.

Conclusion

64. The Head of Economic Development and Planning considers that the proposed uses are acceptable in this proposed location and the facilities provided are adequate in accordance with Policy C(CF).1 of the Borough of Redditch Local Plan.

65. The Head of Economic Development and Planning is satisfied that the space allocated for the Library would be adequate in accordance with Policy C(CF).1 of the Borough of Redditch Local Plan.

66. The Head of Economic Development and Planning considers that there would be no adverse impact on the amenities of the surrounding area.

67. The Head of Economic Development and Planning is

satisfied that the proposed development would not have a detrimental impact on ecology and biodiversity at the site or on the surrounding area in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan.

68. The Head of Economic Development and Planning is satisfied that the proposed development would not have a detrimental impact on highway safety.

69. On balance, taking into account the comments received from statutory consultees; members of the public and the provisions of the development plan in particular Policy B(BE).13; Policy B(BE).14; Policy C(CF).1 of the Borough of Redditch Local Plan and Policy BDP 1; Policy BDP 19 of the Draft Bromsgrove District Plan (formerly Core Strategy), it is considered that the proposal would not cause demonstrable harm to the interests intended to be protected by these policies or highway safety.

Recommendation

70. The Head of Economic Development and Planning recommends that planning permission be granted for the change of use to Redditch Library to a Mixed Use Development including a Library, offices, a Children's Service Area and Partnership Agency Office accommodation, 15 Market Place, Redditch, Worcestershire, subject to the following conditions:

- a) The permission enures for the benefit of Worcestershire County Council only;**
- b) The development must be begun not later than the expiration of three years beginning with the date of this permission;**
- c) The development hereby permitted shall be carried out in accordance with the details shown on submitted Drawing Numbers: AD-01A; A-01; A-02; AD-10 A; AD-11 C; AD-12; AD-13; AD-14 and AD-15, except where otherwise stipulated by conditions attached to this permission; and**
- d) In the unlikely event that any protected species are found on the site during the works then all works must cease immediately and the advice of a suitably qualified ecologist must be sought and followed prior to works re-commencing on the site.**

Contacts

County Council Contact Points

Worcester (01905) 763763, Kidderminster (01562) 822511

Specific Contact Points for this Report

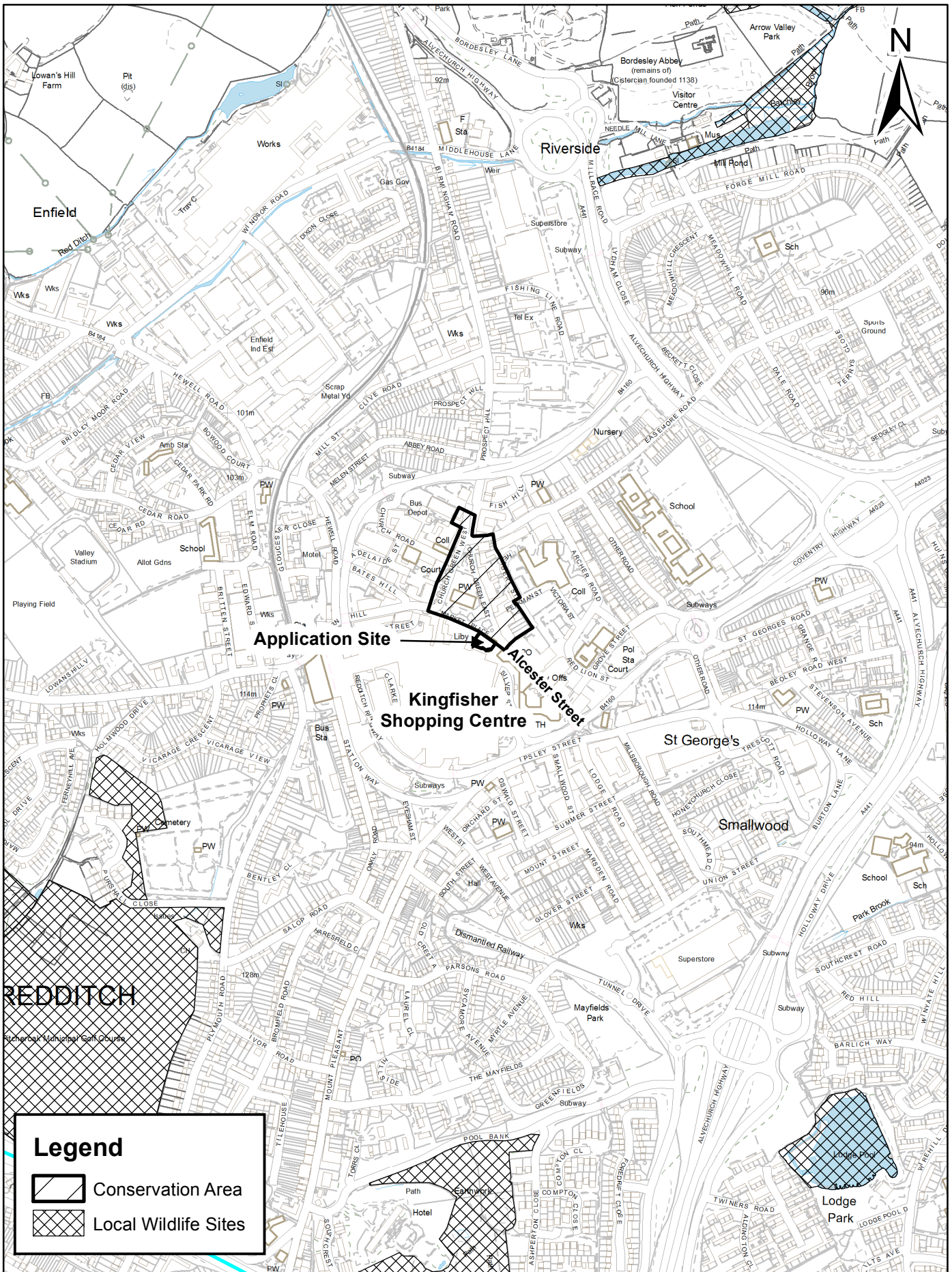
Emma Johnston, Planning Assistant:
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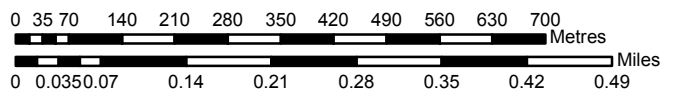
List of Background Papers

In the opinion of the proper officer (in this case the Head of Economic Development and Planning) the following are the background papers relating to the subject matter of this item:

The application, plans and consultation replies in file reference 14/000031/REG3.



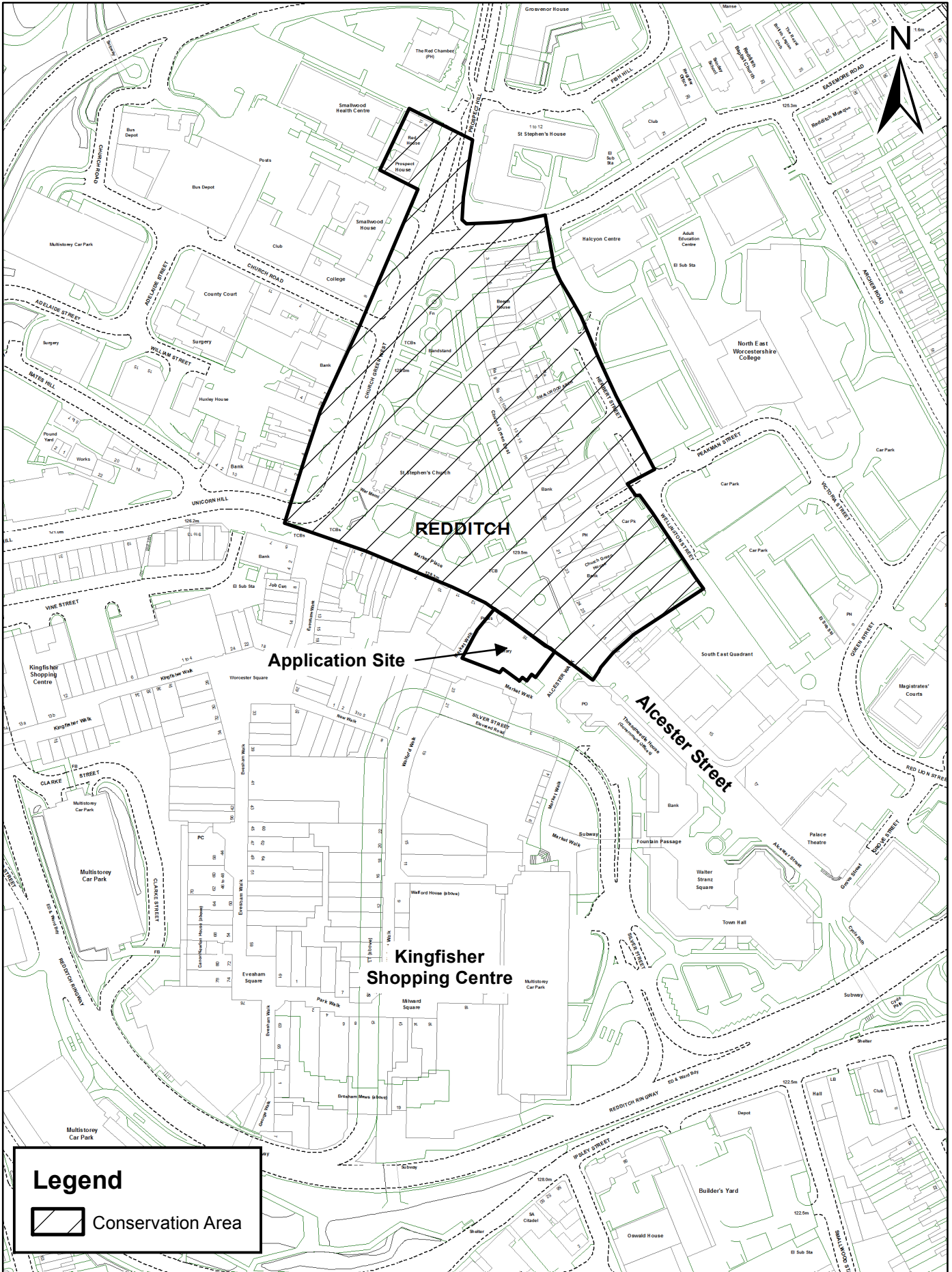
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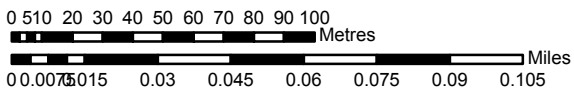


Legend

 Conservation Area



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Planning and Regulatory Committee
23 September 2014**7. PROPOSED NEW SERVICE ACCESS ONTO THE SCHOOL FIELD FROM ADJACENT SPORTS CENTRE ACCESS ROAD AT BLAKEDOWN C OF E PRIMARY SCHOOL, BIRMINGHAM ROAD, BLAKEDOWN, KIDDERMINSTER, WORCESTERSHIRE**

Applicant	Worcestershire County Council
Local Councillor	Mr S J M Clee
Purpose of Report	<p>1. To consider an application under Regulation 3 of the Town and Country Planning General Regulations 1992 for a proposed new service access onto the school field from the adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster, Worcestershire.</p>
The Proposal	<p>2. The Council is seeking planning permission for a proposed new service access onto the school field from the adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster, Worcestershire.</p> <p>3. Planning Permission (Reference: 13/000065/REG3) was granted on 1 April 2014 for a new classroom block extension and associated alterations to the existing playground and staff parking areas at the Primary School. As part of this planning permission, permission was granted for a temporary construction access onto the site to enable the separation of construction and school traffic. A planning condition was imposed on the planning permission stating that on completion of the development the temporary construction access shall be permanently closed.</p> <p>4. The applicant is proposing to construct a permanent access in the same location as the temporary construction access for service and emergency vehicle access onto the school playing field. The existing chain-link fencing along the boundary of the school field and the sports centre access road would remain and a 5 bar metal gate would be installed on this boundary to allow access onto the school field. A concrete kerb would be constructed at the new access.</p>
The Site	<p>5. Blakedown CE Primary School is located on Birmingham Road in the village of Blakedown which is approximately 6</p>

kilometres north east of Kidderminster. The school site is located on the eastern edge of Blakedown village in a predominantly residential area. Birmingham Road and residential properties are located west of the site, Churchill and Blakedown Sports Centre to the east of the site, with the Sports Centre access road located adjacent to the northern boundary of the site and residential properties to the south of the site. St James Church which is a Grade II Listed Building is located approximately 40 metres south of the school site, however a residential property is located between the Church and the school.

6. The main school buildings and the new classroom block which is currently under construction is located centrally within the school site running linear north to south. The playing fields are located east of the school building and the new car park and new hard play area which is currently under construction would be located to the west of the school building.

7. The main school vehicle access would remain off Birmingham Road.

8. The nearest residential property to the proposed access is located approximately 80 metres west of the site on the west of Birmingham Road.

9. The school site is located outside of the Green Belt, however, the Green Belt boundary is located immediately north and east of the school site and covers the sports centre access road. The site is located within Flood Zone 1 which has a low probability of flood risk.

Summary of Issues

10. The main issues to consider in the determination of this application are the impact of the proposed development upon:

- Green Belt
- Residential Amenity, and
- Highway Safety.

Planning Policy

National Planning Policy Framework (NPPF)

11. The National Planning Policy Framework (NPPF) was published and came into effect on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It constitutes guidance for local planning authorities and decision takers and is a material planning consideration in determining planning applications. Annex 3 of the NPPF lists the documents revoked and replaced by the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking. Sustainable Development is defined by five

principles set out in the UK Sustainable Development Strategy:

- "living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly"

12. The Government believes that sustainable development can play three critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy;
- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing our natural, built and historic environment.

13. The following guidance contained in the National Planning Policy Framework is considered to be of specific relevance to the determination of this planning application:

- Section 9: Protecting Green Belt Land

The Development Plan

14. The Development Plan is the strategic framework that guides land use planning for the area. In this respect the current Development Plan consists of saved policies in the Wyre Forest District Local Plan, policies in the Adopted Wyre Forest Core Strategy and the Adopted Wyre Forest District Council Site Allocations and Policies Development Plan Document (DPD).

15. Planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

16. Annex 1 of the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the policies contained within the NPPF are material considerations. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

17. Wyre Forest District Local Plan (Saved Policies)

Policy GB.1 Control of Development in the Green Belt
Policy GB.2 Development in the Green Belt

18. Wyre Forest District Core Strategy

Policy CP01 Delivering Sustainable Development Standards

Wyre Forest District Council Site Allocations and Policies Development Plan Document (DPD)

19. The Site Allocations and Policies Local Plan (SAPLP) was adopted by Wyre Forest District Council on 24 July 2013. The SAPLP allocates and designates areas of land for particular uses, most notably land to deliver housing but also for other major development needs such as employment, recreation, open space and community uses, in order to meet the requirements set out in the Adopted Core Strategy. Additionally, this plan sets out important development management policies which will apply across the whole of the District and will be used for determining planning applications.

20. The SAPLP policies that are of relevance to the proposal are set out below:

Policy SAL.PFSD1 Presumption in Favour of Sustainable Development

Policy SAL.DPL12 Educational Sites

Policy SAL.UP1 Green Belt

Policy SAL.UP9 Landscaping and Boundary Treatment

Consultations

21. Wyre Forest District Council has no objection to the proposal.

22. Churchill and Blakedown Parish Council has no objection to the proposal. However, as the school is proposing to use the driveway and car park on a more permanent basis, should the County Council have an easement fee or a percentage charge towards the maintenance and upkeep of the drive and the car park?

23. The County Highways Officer has no objection to the proposed development.

24. The County Ecologist has no objection to the proposal.

25. The County Landscape Officer has no objection to the proposal.

Other Representations

26. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, the application has been advertised on site and through neighbour notification letters. One letter of representation has been received objecting to the proposal.

Head of Economic Development and Planning's comments

Their concerns are regarding the maintenance of the access road and damage to the access road during the construction of the school extension permitted under Planning Permission 13/000065/REG3.

27. Worcestershire County Council is seeking planning permission for a proposed new service access onto the school field from the adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster, Worcestershire.

28. As with any proposal this planning application should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The relevant policies and key issues have been set out earlier in the report.

Green Belt

29. The sports centre access road is located in the Green Belt.

30. The introduction to Section 9 of the NPPF makes clear that the Government attaches great importance to Green Belts. *"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence. The NPPF states that Green Belt serves five purposes:*

- *to check the unrestricted sprawl of large built-up areas;*
- *to prevent neighbouring towns merging into one another;*
- *to assist in safeguarding the countryside from encroachment;*
- *to preserve the setting and special character of historic towns; and*
- *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land".*

31. The NPPF considers that the construction of new buildings is inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, there are a number of exceptions in paragraphs 89 and 90 of the NPPF, which are considered to be appropriate forms of development in the Green Belt, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. This includes engineering operations.

32. It is considered that this proposal to construction a new service access including the installation of an access

gate would constitute an engineering operation, and, therefore, in terms of the NPPF is not inappropriate development within the Green Belt.

33. It is considered that the proposal would not conflict with the fundamental aim of Green Belt policy, which is to prevent urban sprawl by keeping land permanently open or that of the five purposes of Green Belt. Openness is not defined in the NPPF, but it is commonly taken to be the absence of built development. The proposed development would not involve the construction of any buildings. The proposed access would be constructed on the edge of the existing sports centre access road and would be of modest construction comprising of the installation of a concrete kerb and a new access gate, which would be installed in the same location as the existing chain-link fence.

34. The Head of Economic Development and Planning considers that in terms of the NPPF the proposed development is appropriate development within the Green Belt and would be compliant with the aims of Green Belt policy in terms of maintaining the openness and would not conflict with the purposes of including land in Green Belt, in accordance with the NPPF and Policies GB.1 and GB.2 of the Wyre Forest District Local Plan.

35. Under the Town and Country Planning (Consultation) (England) Direction 2009, the County Council is only required to consult the Secretary of State for Communities and Local Government on new buildings in the Green Belt it intends to approve that would be inappropriate development and exceed 1,000 square metres, or any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt. The Head of Economic Development and Planning considers that the proposal would maintain the openness of the Green Belt and, furthermore as the proposal falls under the exemption to Green Belt policy for engineering operations, this application would not need to be referred to the Secretary of State.

Highway Safety

36. The County Highways Officer has no objection to the proposal, and in view of these comments, the Head of Economic Development and Planning considers that the proposal would not have a detrimental impact on highway safety.

Other Matters

37. A local resident has objected to the proposal on the grounds of the maintenance of the access road and the damage that may be caused during the construction of the school extension permitted under Planning Permission

13/000065/REG3. The Parish Council have also questioned whether the applicant should pay a fee for the maintenance of the access road and sports centre car park.

38. However, members should be aware that planning permission has already been granted for the construction of the school extension using this construction access.

39. The applicant has stated that a photographic record survey of the access road has been carried out and any damage caused during the construction phase would be repaired.

40. The applicant states that the use of the proposed access will be very infrequent dependant on weather conditions and growing rates of the school field but is unlikely to be more than once or twice a month during growing seasons. The applicant has sought and gained approval from the landowner of the road.

Conclusion

41. The Head of Economic Development and Planning considers that the development of a permanent vehicle access onto the school playing field for maintenance and emergency vehicles is acceptable.

42. It is considered that the proposal would not have an adverse impact on the amenity of the surrounding area or a detrimental impact on highway safety.

43. On balance, taking into account the comments received from statutory consultees, members of the public and the provisions of the development plan in particular Saved Policies GB.1 and GB.2 of the Wyre Forest District Local Plan, Policy CP01 of the Wyre Forest District Core Strategy and Policies SAL.PFSD1, SAL.DPL12, SAL.UP1 and SAL.UP9 of the Wyre Forest District Council Site Allocations and Policies Development Plan Document (DPD), the Head of Economic Development and Planning considers the proposal would not cause any demonstrable harm to the interests intended to be protected by these policies or highway safety and that planning permission should be granted subject to the imposition of conditions.

Recommendation

44. The Head of Economic Development and Planning recommends that planning permission be granted for a proposed new service access onto the school field from the adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster, Worcestershire, subject to the following conditions:

- a) The development must be begun not later than the expiration of three years from the date of this**

planning permission;

- b) Planning permission enures for the benefit of Worcestershire County Council only; and**
- c) The development hereby permitted shall be carried out in accordance with the details shown on the submitted drawing numbered: 13.10.07-F except where otherwise stipulated by conditions attached to this permission.**

Contact Points

County Council Contact Points
Worcester (01905) 763763, Kidderminster (01562) 822511

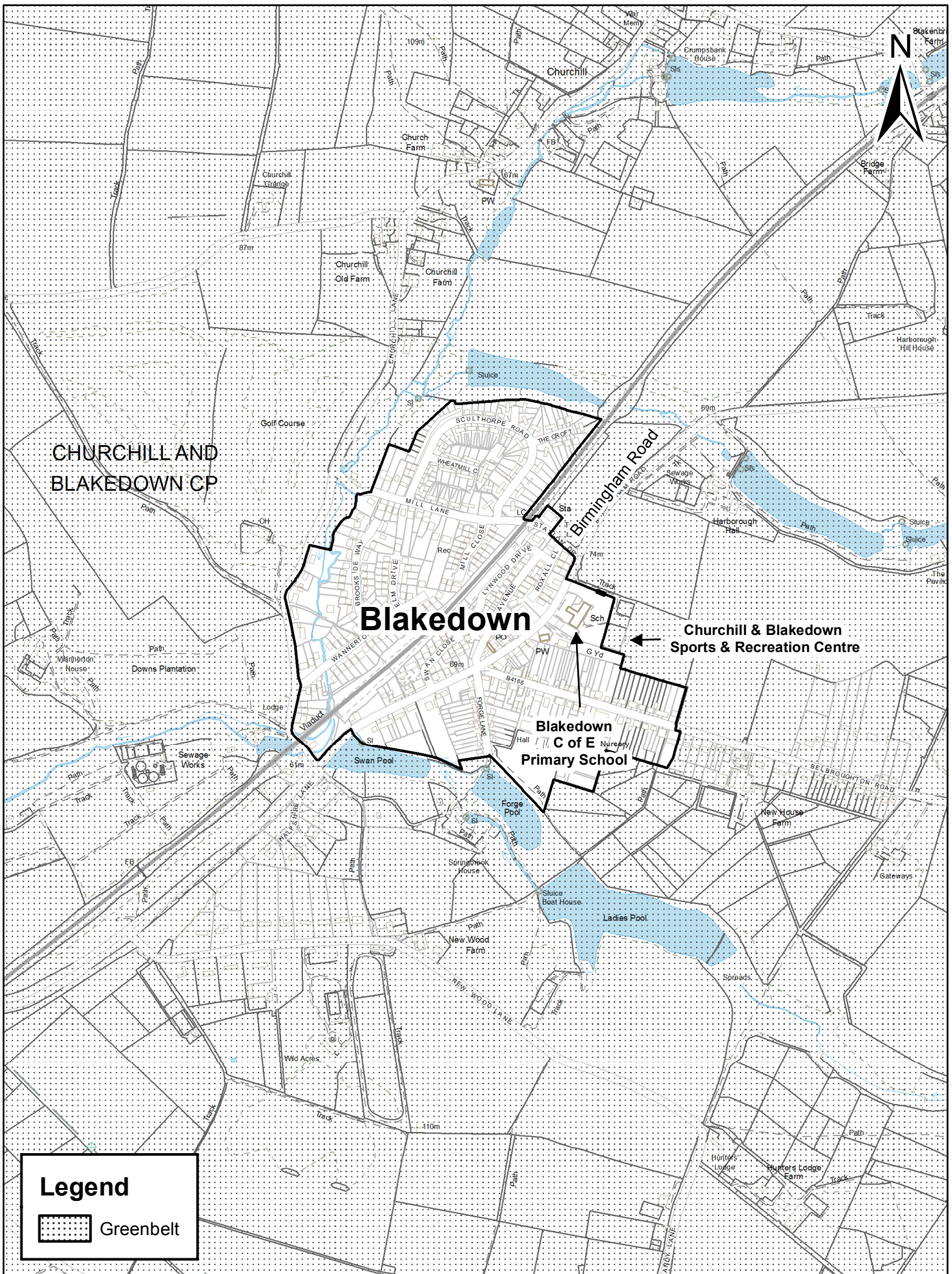
Specific Contact Points for this Report
Lucy Yates, Principal Planner:
01905 728561, lucyyates@worcestershire.gov.uk


Mark Bishop, Development Control Manager:
01905 766709, mbishop@worcestershire.gov.uk

List of Background Papers

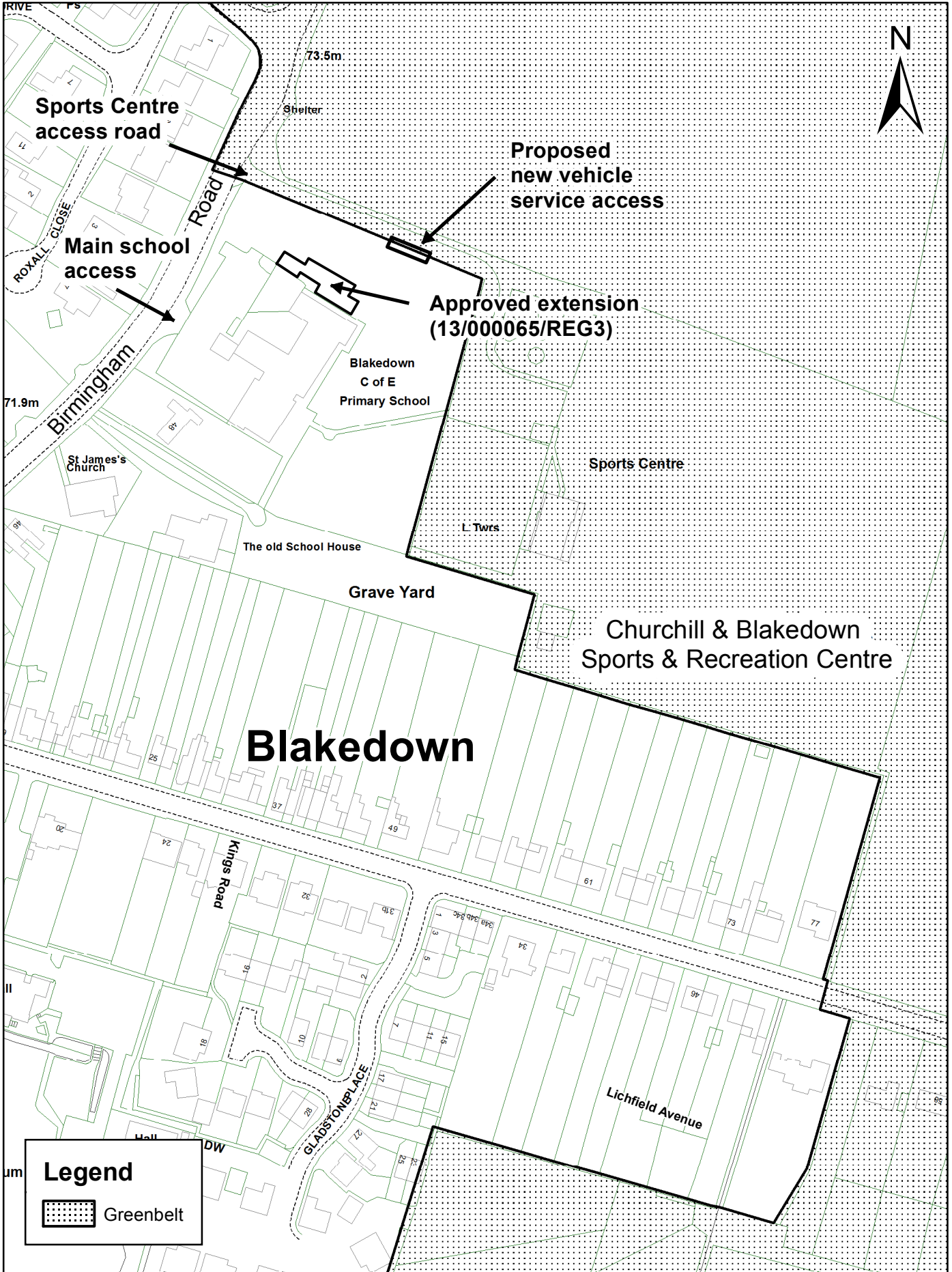
In the opinion of the proper officer (in this case the Head of Economic Development and Planning) the following are the background papers relating to the subject matter of this item:

Application, plans and consultation replies in file reference 14/000024/REG3.



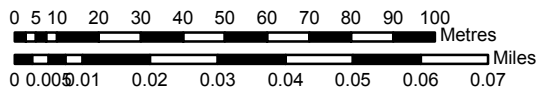
 <p>worcestershire county council</p>	<p>Scale: 1:10,000</p>	<p>0 35 70 140 210 280 350 420 490 560 630 700 Metres</p> <p>0 0.035 0.07 0.14 0.21 0.28 0.35 0.42 0.49 Miles</p>
<p>County Hall, Spetchley Road, Worcester WR5 2NP</p>	<p>Proposed new vehicle service access onto school field from adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster Reference: 14/00024/REG3</p>	<p>© Crown copyright and database rights 2013 Ordnance Survey 100024230.</p>

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worcestershire
county council

Scale:
1:1,800



County Hall,
Spetchley Road,
Worcester
WR5 2NP

Proposed new vehicle service access onto school field from adjacent sports centre access road at Blakedown C of E Primary School, Birmingham Road, Blakedown, Kidderminster
Reference: 14/000024/REG3

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8. TEMPORARY CHANGE OF USE OF A SECTION OF A FIELD TO A TEMPORARY SITE COMPOUND. THE PROPOSED TEMPORARY SITE COMPOUND MEASURES APPROXIMATELY 4,310 SQUARE METRES. IT WOULD BE USED TO STORE MATERIALS, VEHICLES AND WELFARE FACILITIES ASSOCIATED WITH UNDERTAKING OF WORKS TO ALLEVIATE INTERNAL FOUL WATER FLOODING IN SIX PROPERTIES ON LEAMINGTON ROAD, BROADWAY AT LAND OFF BIBSWORTH LANE, BROADWAY, WORCESTERSHIRE

Applicant	Severn Trent Water Limited
Local Councillor	Mrs E A Eyre
Purpose of Report	<p>1. To consider a County Matter planning application for the temporary change of use of a section of a field to a temporary site compound. The proposed temporary site compound measures approximately 4,310 square metres. It would be used to store materials, vehicles and welfare facilities associated with undertaking of works to alleviate internal foul water flooding in six properties on Leamington Road, Broadway at Land off Bibsworth Lane, Broadway, Worcestershire.</p>
The Proposal	<p>2. Severn Trent Water Limited is seeking planning permission for the temporary change of use of a section of a field to a temporary site compound on land off Bibsworth Lane, Broadway to serve as a base for operational works on Leamington Road, Broadway.</p> <p>3. The proposed development would be classed as Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Part 4 Class A if it were to be carried out on, in, under or over the development site for the foul water flooding alleviation works or on land adjoining that land; or Part 4 Class B if it was only required for 28 days. However, due to space restrictions in locating a site compound adjacent to the proposed development works within the village of Broadway, the proposed compound has to be located on available land outside the village; and the site compound is required for a period of about five months, therefore, planning permission is</p>

required.

4. The proposed temporary site compound would comprise:

- Two store portacabins measures approximately 6 metres long by 3 metres wide by 2.4 metres high
- Drying rooms and toilets portacabin measuring about 3.5 metres long by 3 metres wide by 2.4 metres high
- A canteen block portacabin measuring about 6 metres long by 3 metres wide by 3 metres high
- A self-contained silent generator unit measuring about 2.5 metres long by 2.5 metres wide by 2.4 metres high
- Office and meeting room portacabin measuring approximately 10 metres long by 3 metres wide by 2.4 metres high
- Material storage area constructed from compacted stone hardstanding, measuring approximately 2,800 square metres in area. This is required to accommodate sufficient quantities of 1.5 metre diameter pipes and pipe bedding material
- A 5 metre wide compacted stone access track
- 14 car parking spaces
- Pedestrian footpath, and
- Heras security fence and security gates.

5. All portacabins would be made of steel and blue in colour (as per the contractor's logo – NMC).

6. Topsoil from the proposed site compound area would be stripped and stockpiled outside of the compound area, adjacent to the compounds north-eastern boundary.

7. The proposal would generate approximately 30 vehicle movements per day (15 vehicles entering the site and 15 vehicles exiting the site per day). This would include cars, transit vans, a 20 tonne tipper wagon, low loaders, and a 10 tonne flatbed lorry.

8. The proposed development would be located approximately 315 metres north-east of the village of Broadway, on the north-eastern side of the A44 (Leamington Road – Broadway By-Pass), within the Cotswolds Area of Outstanding Natural Beauty (AONB).

9. The site is in agricultural use currently used for arable farming. The site is accessed via Bibsworth Lane, a private road off Leamington Road (B4632). An overhead power line crosses the application site south-west to north-east. A Public Right of Way (Footpath BY-528) is located approximately 120 metres to the south-east of the proposal; and the Broadway Railway Cutting Local Wildlife Site (LWS) is located about 1.4 kilometres north-west of the application site. The County boundary of Gloucestershire is located

The Site

about 200 metres north of the application site.

10. The nearest residential properties are those situated on the eastern side of Leamington Road (C2300) approximately 155 metres south-west of the proposal. Further residential properties are situated along Leamington Road (B4632) located about 225 metres north-west of the application site. Bibsworth Farm and Tower House are located about 390 metres south-east of the proposed development; and Warners Farm is located about 380 metres north-east of the application site.

Summary of Issues

11. The main issues in the determination of this application are:

- Visual impact and impact upon the Cotswolds AONB
- Residential amenity
- Water environment
- Ecology and biodiversity, and
- Traffic and highway safety.

Planning Policy

National Planning Policy

PPS 10 Planning for Sustainable Waste Management

National Planning Policy Framework (NPPF)

12. The National Planning Policy Framework (NPPF) was published and came into effect on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It constitutes guidance for local planning authorities and decision takers and is a material planning consideration in determining planning applications. Annex 3 of the NPPF lists the documents revoked and replaced by the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking.

13. Sustainable Development is defined by five principles set out in the UK Sustainable Development Strategy:

- "living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly".

14. The Government believes that sustainable development can play three critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy
- a social role, supporting vibrant and healthy communities and
- an environmental role, protecting and enhancing our natural, built and historic environment.

15. The NPPF does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. The NPPF states that Planning Policy Statement 10 (PPS 10) 'Planning for Sustainable Waste Management' will remain in place until the National Waste Management Plan is published. However, the NPPF states that local authorities taking decisions on waste applications should have regard to the policies in the NPPF so far as relevant. For that reason the following guidance contained in the NPPF, is considered to be of specific relevance to the determination of this planning application:

- Section 1: Building a strong, competitive economy
- Section 4: Promoting sustainable transport
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment

The Development Plan

16. The Development Plan is the strategic framework that guides land use planning for the area. In this respect the current Development Plan consists of the Adopted Worcestershire Waste Core Strategy and Saved Policies of the Adopted Wychavon District Local Plan.

17. Planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

18. Annex 1 of the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. However, the policies contained within the NPPF are material considerations. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Worcestershire Waste Core Strategy Development Plan Document (WCS)

Policy WCS 1: Presumption in favour of sustainable development

Policy WCS 3: Re-use and Recycling

Policy WCS 6: Compatible land uses

Policy WCS 8: Site infrastructure and access

Policy WCS 9: Environmental assets
Policy WCS 10: Flood risk and water resources
Policy WCS 12: Local characteristics

Wychavon District Local Plan (Saved Policies)

Policy GD2 General Development Control
Policy ENV1 Landscape Character
Policy ENV2 Cotswold Area of Outstanding Natural Beauty (AONB)
Policy ENV5 Sites of Regional or Local Wildlife Importance
Policy ENV6 Protected Species
Policy ENV7 Protection of Wider Biodiversity
Policy ENV8 Protection of Hedgerows, Trees and Woodland
Policy ENV19 Surface Water Run-Off
Policy SUR1 Built Design
Policy SUR2 Landscape Design
Policy ECON5 Employment Development within the Vale of Evesham HGV Control Zone

Draft Planning Policy

Draft South Worcestershire Development Plan

19. The South Worcestershire Development Plan (SWDP) is being prepared jointly by the three local authorities and communities of Malvern Hills, Wychavon and Worcester City. The plan considers the long-term visions and objectives for South Worcestershire.

20. On 28 May 2013 the SWDP was submitted to the Secretary of State. The Examination in Public on Phase 1 took place on 1-3 October 2013 and the publication of the Inspectors interim findings was published on 30 October 2013. The Inspector's interim conclusions on Phase 1 asked the three councils involved in compiling the South Worcestershire Development Plan (SWDP) to look again at the figures they prepared on the number of homes needed in the area by 2030 and do more work on the technical evidence used to establish how many homes the area will need. An additional hearing took place on 13-14 March 2014 following new evidence submitted by the three councils. The Inspector's interim conclusions dated 31 March 2014 on Phase 1 provide a full, objectively assessed need for housing over the plan period for South Worcestershire of 28,370 dwellings. A second phase of examination will follow, looking at the sites where new homes and businesses are proposed to be developed.

21. The SWDP in its entirety has not been tested at examination or adopted by any of the Councils; therefore, having regard to the advice in the NPPF, Annex 1, it is the view of the Head of Economic Development and Planning, that little weight will be attached to the SWDP in the determination of this application. The SWDP policies that are relevant to the proposal are listed below:-

Policy SWDP 1 Overarching Sustainable Development Principles
Policy SWDP 2 Development Strategy and Settlement

Hierarchy
Policy SWDP 4 Moving Around South Worcestershire
Policy SWDP 11: Vale of Evesham Heavy Goods Vehicles Control Zone
Policy SWDP 21 Design
Policy SWDP 22 Biodiversity and Geodiversity
Policy SWDP 23 The Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty (AONB)
Policy SWDP 25 Landscape Character
Policy SWDP 28 Management of Flood Risk
Policy SWDP 31 Pollution and Land Instability

Other Documents

Cotswolds AONB Management Plan 2013-2018

Consultations

22. Wychavon District Council has no objections, noting that the site is within the Cotswold AONB, however, it is only for a temporary period of around five months, and on this basis no objections are raised to the proposal.

23. South Worcestershire Land Drainage Partnership has no comments.

24. Broadway Town Council has no objections.

25. Worcestershire Regulatory Services has no objections, but note that the proposed on-site generator would exceed background noise levels in the morning; although they do not anticipate it would disturb sleep. They recommend that the applicant considers locating the generator within acoustic housing.

26. The Environment Agency has no objections, given the scale and nature of the proposal.

27. Cotswolds Conservation Board has no objections, subject to suitable restoration measures being required.

28. Worcestershire Wildlife Trust has no objections stating they note that the site falls close to a LWS, but they do not expect the proposed development to have any adverse effect on the site. They wish to defer to the opinions of the County Ecologist for all detailed on-site matters relating to this proposal.

29. The County Ecologist has no objections, subject to the imposition of conditions regarding a pre-commencement inspection of the site for protected species by a suitably qualified ecologist; timing of vegetation removal; protection of trees and hedgerows; and in the unlikely event that any protected species are found on the site during the works then all works must cease immediately and the advice of a suitably qualified ecologist must be sought and followed.

30. The County Landscape Officer has no objections, subject to the imposition of a condition requiring the applicant to make good any unforeseen damage to hedges, topsoil or

road verges.

31. The County Archaeologist has no objections to the proposal.

32. The County Highways Officer has no objections.

33. Western Power Distribution has no objections, subject to 3 metre clearance between any proposed buildings and the 11kV electrical overhead cable that runs across the application site.

34. The County Footpath Officer has no comments.

Other Representations

35. The application has been advertised in the press and on site. To date 1 letter of representation has been received objecting to the proposal. This letter of representation is available in the Members' Support Unit.

36. Their main comments are summarised below:-

- Visual impact
- Traffic and highway safety – additional industrial traffic turning opposite their property onto a lane not constructed for such traffic
- When Birse and Worcestershire County Council constructed Bibsworth Lane, (access lane to replace the access lane when the A44 was constructed) it was not adopted by the Highways Authority, as the lane was nominated purely as a Private access road to three private residential properties only, and a resident's written agreement, ensured and guaranteed that it would remain that way. Therefore, this application is in breach of this agreement.

The Head of Economic Development and Planning's comments

Visual Impact, impact upon the Cotswold AONB and Residential Amenity

37. One letter of representation has been received from a local resident who lives along Leamington Road (B4632), objecting to the proposal on visual impact grounds. The proposed development is situated within an arable field to the north-east of the village of Broadway. The site is well screened by existing mature field boundary hedging and trees on all sides, partly screening the proposal from views along the private road of Bibsworth Lane. Further vegetation screening runs along the north-eastern side of the A44 (Leamington Road) screening views from this corridor.

38. The nearest residential properties are those situated on the eastern side of Leamington Road (C2300) approximately 155 metres south-west of the proposal. Further dwellings are situated along Leamington Road (B4632) located about 225 metres north-west of the application site. Due to the distance and intervening vegetation the proposed development is

screened from residential properties. Furthermore, the proposal is temporary in nature, required only for approximately five months whilst the foul water flood alleviation works are constructed under Permitted Development Rights.

39. The County Landscape Officer has been consulted and has raised no objections, subject to a condition requiring the applicant to make good any unforeseen damage to hedges, topsoil or road verges.

40. The applicant proposes that topsoil would be stripped from the site and stored on a 4 metre wide strip of land adjacent to the north-eastern boundary of the proposed site compound. Topsoil would be stored to a maximum height of 2 metres to avoid compaction and damage. Once the compound and associated development is removed, the subsoil would be ripped to a depth of 0.3 metres over which the topsoil would be reinstated. The site would then be graded and seeded in accordance with the landowners requirements.

41. Due to the application site being situated within the Cotswolds AONB, the Cotswolds Conservation Board has been consulted and has raised no objections to the proposal, subject to the imposition of a condition requiring suitable restoration measures.

42. With regard to noise impacts, Worcestershire Regulatory Services has no objections, and recommends that the applicant considers locating the generator within acoustic housing. The applicant has confirmed that the generator would be housed within its own container which has noise suppression within the casing.

43. The Head of Economic Development and Planning considers that subject to the imposition of appropriate conditions, the proposed development would have no detrimental impact upon residential amenity and the character and appearance of the local area, including the wider AONB due its design, size, location and duration.

Water environment

44. The proposed development is located within Flood Zone 1 (low probability). The applicant states that topsoil would be stripped from the working area, stored and protected for its reinstatement. The exposed subsoil would be covered with both a geotextile membrane and a permeable layer of crushed stone. This hardstanding would act in a similar way to the existing topsoil, with rainwater draining through the hardstanding, preventing risk of flooding. Surface water from the welfare facilities would drain into the surrounding permeable hardstanding.

45. The Environment Agency and Wychavon District Council have been consulted and have both raised no objections. South Worcestershire Land Drainage Partnership has no

comments. The Head of Economic Development and Planning considers that there would be no adverse effects on the water environment and considers that the planning application accords with Policy WCS 10 of the Worcestershire Waste Core Strategy, and Policy ENV19 of the Wychavon District Local Plan, relating to flood risk and the protection of the water environment.

Ecology and biodiversity

46. The site is currently in agricultural use and mature hedgerows and trees run along the boundaries of the site. The applicant has confirmed that the site would be accessed via the existing 3.5 metre wide access off Bibsworth Lane, consequently no vegetation is required to be removed in order to access the site. The proposed temporary site compound would also be set back 3 metres from the hedgerow in order to protect the vegetation and limit the disturbance to wildlife.

47. Due to the distance from the Broadway Railway LWS Worcestershire Wildlife Trust has been consulted and has raised no objections, deferring to the County Ecologist for all detailed matters relating to the site. The County Ecologist has no objections, subject to the imposition of appropriate conditions.

48. The Head of Economic Development and Planning considers that subject to the imposition of an appropriate condition as recommended by the County Ecologist that the proposed development would not have any adverse impacts on ecology and biodiversity at the site or on the surrounding area.

Traffic and highway safety

49. The proposed development would be accessed via the private road of Bibsworth Lane, which runs southwards from Leamington Road (B4632) to the High Street (Broadway). At the T-junction with Leamington Road the applicant would install suitable signage identifying the means of access for site operatives.

50. One letter of representation has been received from a local resident objecting to the proposal on traffic grounds. They also make reference to an agreement between the County Council, Birse Constructors of Bibsworth Lane and the Residents of Leamington Road. Stating that when Bibsworth Lane was constructed it was not adopted by the County Highways Authority, and was nominated as a private access road to three private residential properties only. Resident's written agreement ensured that it would remain that way. Therefore this application is in breach of this agreement.

51. Whilst the local resident's concern relating to the right of passage is not a material planning consideration, but a private contractual matter, the applicant has nonetheless confirmed that Bibsworth Lane is owned by the Bibsworth Estate, who has granted a licence to Severn Trent Water

Limited to occupy their adjoining land. This licence agreement also includes the provision of access along the lane to access the application site; a proviso that Bibsworth Lane shall not be blocked up; and that on completion of the works, any damage to the lane would be reinstated to its former condition prior to commencement of the development.

52. With regard to traffic. The applicant anticipates a total of 30 vehicle movements per day. Should planning permission be granted the temporary site compound is anticipated to be constructed in October 2014 and decommissioned by March 2015. The County Highways Officer has been consulted and has considered the letter of representation and has raised no objections to the proposal.

53. Based on the advice of the County Highways Officer, the Head of Economic Development and Planning considers that the proposed development would be acceptable on traffic and highway safety grounds.

Other matters

Archaeology

54. The Worcestershire Historic Environment Record identifies that this proposal affects a site of archaeological interest. The area is rich in archaeological remains from the prehistoric to post medieval periods. Extensive medieval earthworks in the form of ridge and furrow occur around the application site and there is an unknown potential for prehistoric and Romano British remains. The applicant has confirmed that the proposal does not involve any excavation works other than the removal of topsoil. In view of this, the County Archaeologist has no objections to the proposal.

Overhead Lines

55. The application site is crossed by a 11kV electrical overhead line in the north-west part of the site. Western Power Distribution has been consulted, stating they have no objections, subject to a 3 metre clearance between any proposed building and the overhead lines. The applicant has confirmed that the development would be carried out in accordance with Western Power Distribution's comments.

Sustainable Development

56. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Paragraphs 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

57. The proposed development is temporary and ancillary to essential sewerage infrastructure, which would alleviate internal foul water flooding at six properties on Leamington Road, Broadway. In view of this, and the assessment of the proposal in the preceding sections of this Report, it is

Conclusion

considered that the proposal is a sustainable development which accords with the NPPF in relation to its presumption in favour of sustainable development and accords with PPS 10.

58. The Head of Economic Development and Planning considers the temporary site compound would be ancillary to and facilitate the construction of essential sewerage infrastructure, which would alleviate internal foul water flooding at six properties on Leamington Road, Broadway, in accordance with PPS 10 and the NPPF.

59. It is considered that subject to the imposition of appropriate conditions, the proposed development would have no detrimental impact upon residential amenity and the character and appearance of the local area, including the wider AONB due its design, size, location and duration.

60. Based on the advice of the County Ecologist and Worcestershire Wildlife Trust it is considered that the proposed development would not have any adverse impacts on ecology and biodiversity at the site or on the surrounding area, subject to the imposition of appropriate conditions.

61. Based on the advice of the Environment Agency and Wychavon District Council, it is considered that the proposal would not have an adverse effect on the water environment. The Head of Economic Development and Planning considers that there would be no adverse impacts on traffic, or highway safety.

62. Taking into account the provisions of the Development Plan and in particular Policies WCS 1, WCS 3, WCS 6, WCS 8, WCS 9, WCS 10 and WCS 12 of the adopted Worcestershire Waste Core Strategy and Saved Policies GD.2, ENV1, ENV2, ENV5, ENV6, ENV7, ENV8, ENV19, SUR1, SUR2, and ECON5 of the adopted Wychavon District Local Plan, it is considered the proposal would not cause demonstrable harm to the interests intended to be protected by these policies or highway safety.

Recommendation

63. The Head of Economic Development and Planning recommends that planning permission be granted for the temporary change of use of a section of a field to a temporary site compound. The proposed temporary site compound measures approximately 4,310 square metres. It would be used to store materials, vehicles and welfare facilities associated with undertaking of works to alleviate internal foul water flooding in six properties on Leamington Road, Broadway at Land off Bibsworth Lane, Broadway, Worcestershire, subject to the following conditions:

- a) The development must be begun not later than the expiration of three years beginning with the date of this permission;**

- b) The development hereby permitted shall be carried out in accordance with the details shown on submitted Drawing Numbers: A5S/11583-PA-50502, Rev B; A5S/11583-PA-50500, Rev B; A5S/11583-PA-50501, Rev B, except where otherwise stipulated by conditions attached to this permission;**
- c) Construction and reinstatement works shall only be carried out on the site between 08:00 to 18:00 hours on Mondays to Fridays inclusive, and 08:00 to 13:00 hours on Saturdays with no construction work on Sundays or Bank Holidays;**
- d) Operations within the development hereby approved shall only take place between the hours of 07:00 and 18:00 hours Mondays to Fridays inclusive, and between 07:00 to 13:00 hours on Saturdays, with no operations on Sundays or Bank Holidays;**
- e) All topsoil shall be permanently retained on site and stored in accordance with Drawing Numbered: A5S/11583-PA-50502, Rev B and Paragraph 6.11 'Restoration Plan' of 'Planning Support Statement', dated July 2014 (Wardell Armstrong Report No. RPT-01);**
- f) No operations involved in soil stripping or replacement shall be carried out, except when the soil is in a sufficiently dry soil moisture condition to minimise soil damage;**
- g) Within 3 months of the completion of the works to alleviate internal foul water flooding at properties 17, 19, 21, 23, 25, and 27 Leamington Road, Broadway. The development hereby approved shall be reinstated in accordance with paragraph 6.11 'Restoration Plan' of 'Planning Support Statement', dated July 2014 (Wardell Armstrong Report No. RPT-01);**
- h) In the unlikely event that any protected species are found on the site during the works then all works must cease immediately and the advice of a suitably qualified ecologist must be sought and followed prior to works re-commencing on the site;**
- i) All vegetation clearance shall be undertaken outside the bird nesting season which generally extends between March and September inclusive. If this is not possible then any vegetation that is to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally;**

- j) Prior to the commencement of the development a precautionary pre-commencement inspection for protected species shall be undertaken by a suitably qualified ecologist, and their recommendations followed; and
- k) All existing trees, shrubs and hedgerows indicated to be retained shall be protected by suitable fencing in accordance with BS5837:2012 No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence. In the event of any trees, shrub or hedgerows being damaged or removed by the development, it shall be replaced in the next planting season.

Contact Points

County Council Contact Points

Worcester (01905) 763763, Kidderminster (01562) 822511
or Minicom: Worcester (01905) 766399

Specific Contact Points for this Report

Case Officer Steven Aldridge, Principal Planner:
01905 728507 saldridge@worcestershire.gov.uk

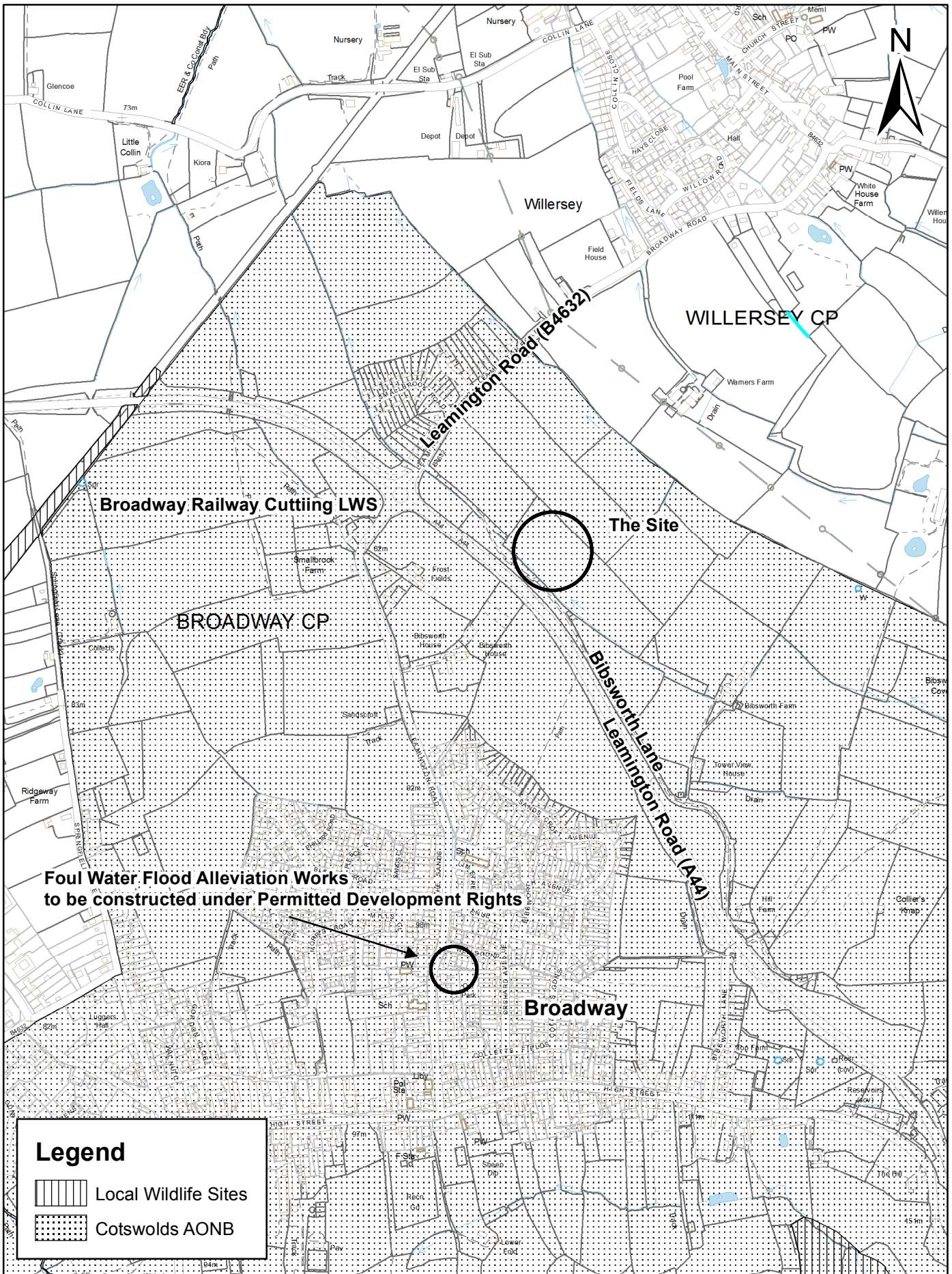
Mark Bishop, Development Control Manager:
01905 766709 mbishop@worcestershire.gov.uk

List of Background Papers



In the opinion of the proper officer (in this case the Head of Economic Development and Planning) the following are the background papers relating to the subject matter of this item:

The application, plans and consultation replies in file reference 14/000025/CM

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Legend

-  Local Wildlife Sites
-  Cotswolds AONB



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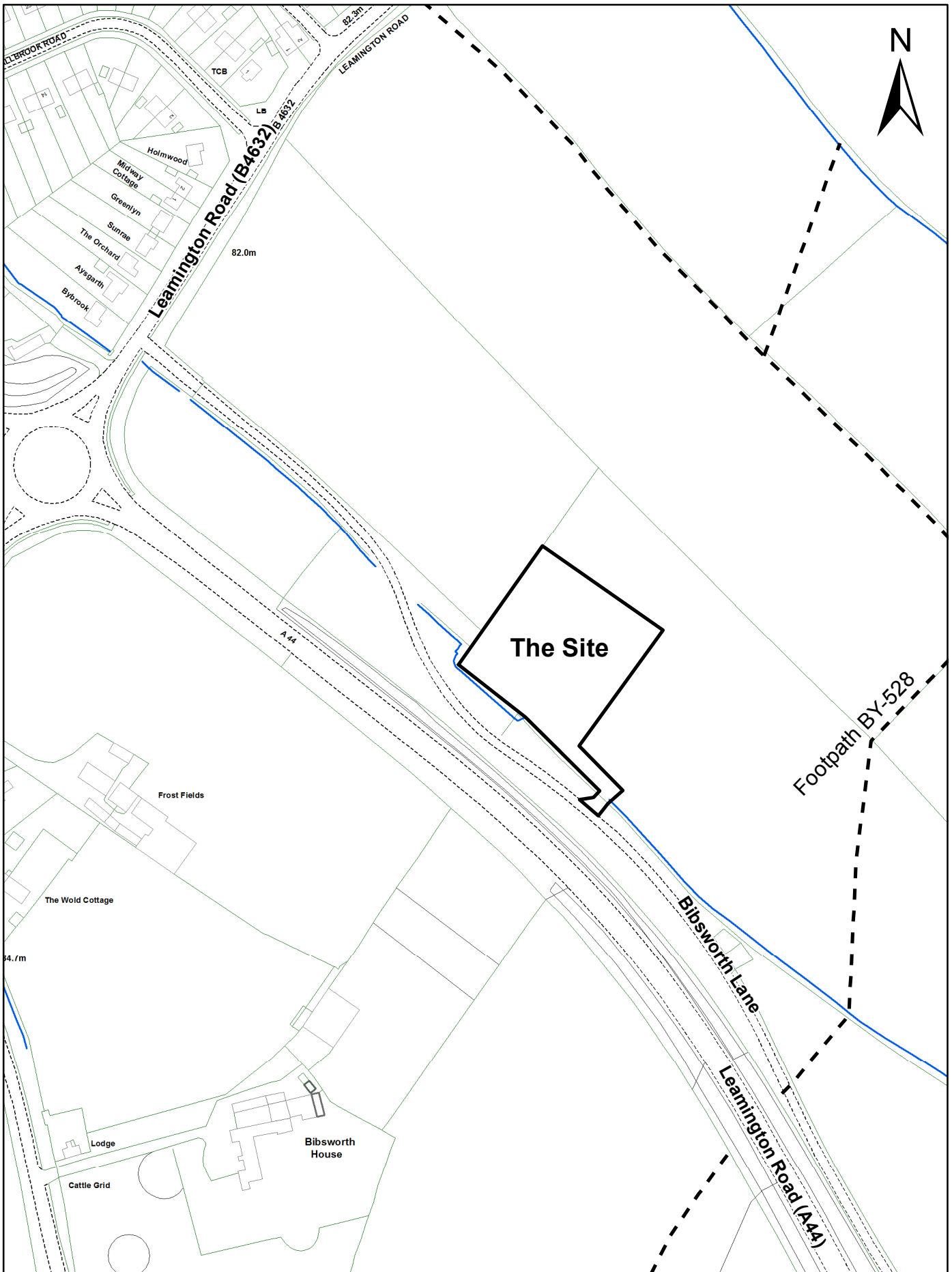


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Worcester
WR5 2NP

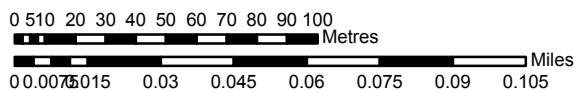
Temporary change of use of a section of a field to a temporary site compound.
The proposed temporary site compound measures approximately 4,310 square metres.
It would be used to store materials, vehicles and welfare facilities associated with
undertaking of works to alleviate internal foul water flooding in six properties on Leamington Road,
Broadway at Land off Bibsworth Lane, Broadway, Worcestershire.
Ref: 14/000025/CM

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WR5 2NP

Temporary change of use of a section of a field to a temporary site compound.
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