

**PLANNING AND REGULATORY COMMITTEE  
6 DECEMBER 2016****PROPOSED CONSTRUCTION OF A SINGLE STOREY  
BUILDING TO FORM AN EARLY YEARS CABIN AND  
FOREST SCHOOL BOOT ROOM AT BLACKWELL FIRST  
SCHOOL, ST CATHERINE'S ROAD, BLACKWELL**

---

**Applicant**

Worcestershire County Council

**Local Member**

Mr C B Taylor

**Purpose of Report**

1. To consider an application under Regulation 3 of the Town and Country Planning Regulations 1992 for the construction of a single storey building to form an Early Years cabin and Forest School boot room at Blackwell First School, St Catherine's Road, Blackwell.

**Background**

2. The applicant states that there is a shortage of nursery places in Worcestershire. There is also only one part time nursery in the local area, which does not open on a Wednesday and is, therefore, unsuitable for working parents.
3. This application is for a single storey nursery building that would address this shortage.
4. The building would also provide an area for children to put on coats and boots before using the Forest School site.
5. In terms of the site's planning history, Members of the Planning and Regulatory Committee granted planning permission for the construction of a 3 classroom extension, external timber store, hard play space, car parking area and relocation of the existing temporary classrooms at Blackwell First School at their meeting on 19<sup>th</sup> March 2015 (Minute no. 909 refers). The school was also extended in 2009, 2004 and 1994. The original school building was constructed in 1875.

**The Proposal**

6. Worcestershire County Council is seeking permission for the construction of a single storey building to form an Early Years cabin and Forest School boot room at Blackwell First School, St Catherine's Road, Blackwell.
-

7. The applicant states that the building would provide nursery places for roughly 8-16 additional children and that approximately 2 additional members of staff would be employed. The applicant states that the school currently has 135 children and employs 24 members of staff.

8. The building would be located in the south eastern corner of the school site within the Forest School area adjacent to the play area. This would involve the removal of 1 low level willow tree currently located on the application site.

9. The building would measure approximately 11.8 metres in length by 6.2 metres in width by 4 metres in height (at the apex of the pitched roof). The building would comprise a teaching space, small kitchen area, two internal toilets, an external toilet and a boot room. Externally, there would be a covered timber decked area to provide shelter and an outdoor teaching area. The applicant states that the building would be designed to current building regulation standards in terms of thermal insulation, heating requirements and energy efficiency using mostly sustainable materials.

10. The applicant states that the building's external materials would allow it to blend in to the landscape of trees, bushes and hedges. The materials would comprise the following:

- Doors: Stained softwood
- Roof: Timber shingles
- Walls: Western red cedar cladding
- Windows: Stained softwood
- Rainwater goods: Black PVC.

11. In terms of drainage, surface water drainage would be connected to the existing surface water drain associated with the three-classroom extension constructed following the grant of planning permission in May 2015. The applicant states that the ground conditions would not be suitable for soakaways.

12. Foul drainage would be connected to the existing pumping chamber which was retained following the removal of a double mobile classroom

13. The applicant states that the nursery's drop off and collection times would be staggered to avoid those of the main school.

14. In terms of construction, the applicant states that the site is limited regarding access arrangements. In view of this, they state that they anticipate the building to be constructed from pre-fabricated panels to minimise the timescale and impact usually caused by traditional construction techniques. Furthermore, the applicant states that they would aim to minimise disruption to the school and neighbours.

## **The Site**

15. Blackwell First School is located within a residential area in the village of Blackwell, which is situated roughly 3.3 kilometres north east of Bromsgrove. The original school building was constructed in 1875.

16. The school site measures approximately 2.93 hectares.

17. The site is accessed immediately off the U21405 (St Catherine's Road).
18. The original school building is constructed from red brick walls with pitched clay tiled roofs. The recently constructed 3 classroom extension block is constructed of red facing brickwork with a clay tiled pitched roof to match the original school, whilst also incorporating flat and canopy roof elements.
19. The school site is bounded by residential properties on all sides. The nearest residential property is no. 10a The Bay Trees, which is located approximately 5 metres to the east of the application site. The school's playing field is located approximately 45 metres north west of the main school site adjacent to St Catherine's Road.
20. The specific site of the proposed building is located in the south eastern corner of the school grounds directly opposite the recently constructed 3 classroom extension. This area is currently occupied by a small area of grassland and a timber storage shed adjacent to the Forest School area. A bark and timber play area is located between the small area of grassland and the 3 classroom extension. A number of mature trees are in very close proximity to the application site.
21. The specific site area described in paragraph 20 is accessed by a narrow path running on an east-west axis from the school's entrance on St Catherine's Road. This path is bounded by a timber fence.
22. The application site falls within Flood Zone 1 (a low risk zone).

## **Summary of Issues**

23. The main issues in the determination of this application:-
- Need for the nursery building
  - Location of the development
  - Residential Amenity
  - Traffic and Highways Safety
  - Other Matters.

## **Planning Policy**

### **National Planning Policy Framework (NPPF)**

24. 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.

25. 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".

26. 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.

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

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**

28. 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 Bromsgrove District Local Plan.

29. 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.

### **Adopted Bromsgrove District Local Plan**

Policy DS3 Main locations for growth

Policy DS4 Other Locations for Growth

Policy DS13 Sustainable Development

Policy S19 Incompatible Land Uses

Policy S28 New And Enhanced Community Facilities

Policy S29 Access For The Disabled

Policy S31 Development At Educational Establishments

Policy C11 Statutorily Protected Species and Habitats

Policy C17 Retention Of Existing Trees

Policy TR1 The Road Hierarchy

Policy TR11 Access And Off-Street Parking

Policy TR13 Alternative Modes Of Transport

Policy RAT4 Retention Of Open Space

Policy ES2 Restrictions On Development Where Risk Of Flooding

### **Draft Bromsgrove District Plan 2011-2031**

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 Draft 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 have included several joint hearing sessions as well as separate hearing sessions relating to each Local Plan. Hearing sessions commenced in June 2014 and the Inspector published his Interim conclusions on 17 July 2014 in respect of the Duty to Co-operate, the objective assessment of housing needs and consideration of additional housing needs arising from the West Midlands conurbation. On 1 September 2014 Bromsgrove District Council submitted their response to Inspector's Interim Conclusions relating to the home requirement figure on which the Bromsgrove District Plan is based. Further hearings were held in December 2014 and June 2015. In July 2015, the Inspector submitted a Post Hearing Note to the Councils stating that he had concerns with the methodology and sustainability appraisal and detailed representations in respect of the cross-boundary sites identified in the Bromsgrove District Plan. Subsequently, the Councils submitted a joint response and the Inspector agreed to them carrying out additional work to address his outstanding concerns. In September 2015, Redditch and Bromsgrove Councils submitted their proposed timetable and work programme to the inspector which proposes final submission of evidence in January 2017. On the 21 September 2015, the Inspector invited the Councils to submit a revised programme with the aim of concluding both examinations within a shorter timescale and on 22 October 2015 the Councils wrote to the Inspector with a revised timetable seeking to submit further evidence regarding the rationale for the selection of proposed site allocations by the end of December 2015. The council submitted the evidence by 4 January 2016. On 10 March 2016, the Inspector announced that resumed hearings would be held to consider this additional evidence and the representations made in respect of those documents. On 15 April 2016 the council was informed by the Inspector that the hearing sessions were now closed and that the Inspector was preparing his report. On 27 July 2016 the Inspector published a list of proposed Main Modifications to the submitted plan which he considers are required to make the plan sound. The Inspector's proposed Main Modifications were published for an eight week consultation from 27 July to 21 September 2016. The Examination formally remains open until the Inspector issues his binding report and it is possible that further hearings could be held if the Inspector chooses to do so.

32. In the circumstances the Bromsgrove District Plan cannot yet be declared sound and cannot be adopted. It is not yet, therefore, part of the development plan. However, having regard to the advice in the NPPF, Annex 1, it is the view of the Head of Strategic Infrastructure and Economy, that whilst full weight cannot be attached to the Bromsgrove District Plan, significant weight should be attached to the Bromsgrove District Plan in the determination of this application. The draft Bromsgrove District Plan policies that are relevant to the proposal are listed below:

- Policy BDP1 Sustainable Development Principles
- Policy BDP2 Settlement Hierarchy
- Policy BDP12 Sustainable Communities

Policy BDP16 Sustainable Transport  
Policy BDP19 High Quality Design  
Policy BDP21 Natural Environment  
Policy BDP22 Climate Change  
Policy BDP23 Water Management

## Consultations

33. **County Councillor Kit Taylor** has no comments.
34. **Bromsgrove District Council** have no objections. They also commented that the residential amenity of no. 10a St Catherine's Coppice should be considered.
35. **Lickey and Blackwell Parish Council** have no objections and welcome the facility.
36. **The County Ecologist** has no objections, subject to conditions related to protecting nesting birds, ensuring the adequate protection of trees and biodiversity enhancement through the provision of bird and bat boxes.
37. **The County Highways Officer** has no objections, subject to a condition requiring the installation of cycle parking.
38. **The County Landscape Officer** has no objections and is satisfied that the proposal would not impose an unacceptable negative impact on the landscape and setting of the school.
39. **Hereford and Worcester Fire and Rescue Service** have no objections.
40. **The Lead Local Flood Authority** comment that North Worcestershire Water Management can comment on their behalf.
41. **North Worcestershire Water Management** have no objections. They comment that the recent much larger three classroom extension's connection to the existing surface water system was acceptable and that it would be unreasonable to condition soakaway or SuDS measures for this development. However, they do not rule out the use of a soakaway or SuDS techniques, which are usually preferable.
42. **Severn Trent Water Limited** have no objections.
43. **West Mercia Police** have no objections.
44. **Worcestershire Regulatory Services** have no objections. They advise that, due to the close proximity of other residents, the applicant should be directed to Worcestershire Regulatory Services "Code of Best Practice for Demolition and Construction Sites".
45. **Worcestershire County Council's Sustainability Team** have the following comments:
  - Are there opportunities to introduce renewable energy to power the building?

- We would like to see the building strive for BREEAM very good where achievable
- The timber should be responsibly sourced
- Measures to reduce and manage the flow of water during intense rainfall are welcome, such as the use of wide guttering with emergency overflow points
- The design should be adaptable to future climate conditions.

### **Other Representations**

46. The application has been advertised on site and by neighbour notification. One letter of representation has been received stating an objection to the proposal. In summary, the letter contained the following points:-

- The school has received major financial expenditure over the past two years and has some of the best facilities available. At a time when the public purse is stretched, this building should not be allowed. Many local schools lack basic equipment and adequate accommodation. Surely the money should be spent in these areas
- We have been subjected to constant construction work at the site for the past two years
- The site is already over developed and the proposal would mean that barely any grassland from the original school would remain, which isn't environmentally friendly considering the car park constructed on part of the school playing field
- Provision for the early years cabin should have been made during the recent building work
- There is sufficient space within the existing school to accommodate this development with minor adaptation and at a much lower cost to the public purse.
- Any private sector nursery will struggle to survive commercially if buildings such as this are allowed using public funds.
- The proposal would increase the chaotic and dangerous parking at pick up and drop off times. The school does very little about inconsiderate parents when dropping their children off
- At times, it is not possible to turn left out of our driveway due to parents not being prevented from parking on yellow lines outside the school
- There are already different drop off times so the plans will increase the traffic at these times. These parents are the worst culprits abusing residents' property access and the yellow zigzag lines
- The school has too many powerful security lights following the completion of the new building and it is like living next to an office block. We have spoken to the school and the lights are now switched off late evening which is not sufficient for

our quality of sleep or quality of life. The additional building will make this more intolerable

- A copy of the objection has been sent to Mr Sajid Javid MP as the school has ridden roughshod over neighbours' concerns and continues to do so.

### **The Head of Strategic Infrastructure and Economy's Comments**

47. 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.

#### **Need for the nursery building**

48. The applicant states that the proposed nursery is required to address the shortage of nursery places in the local area and their unsuitability for working parents.

49. Bromsgrove District Council and Blackwell and Lickey Parish Council have no objections.

50. In terms of the development plan, Policy S28 (New And Enhanced Community Facilities) of the Adopted Bromsgrove District Local Plan indicates that the provision of enhanced community facilities will be supported providing there is no conflict with other policies of the plan. Furthermore, Section 8, paragraph 72, of the National Planning Policy Framework states that Local planning authorities should give great weight to the need to create, expand or alter schools in order to meet the needs of existing communities.

51. The applicant states that there is a need for nursery places that are convenient for working parents in the Blackwell area. The development plan indicates that provision of community facilities will be encouraged, whilst the National Planning Policy Framework accords great weight to the need to expand or alter schools. Taking in to account the provisions of the development plan and the National Planning Policy Framework, the Head of Strategic Infrastructure and Economy considers that the proposal would be acceptable in terms of need for the nursery and accords great weight to this consideration. Other considerations must be balanced against this great weight when assessing the proposal as a whole.

#### **Location of the development**

52. The proposal is for an early years building in the village of Blackwell.

53. Bromsgrove District Council and Blackwell and Lickey Parish Council have no objections.

54. In terms of the development plan, Policy DS4 (Other Locations for Growth) of the Adopted Bromsgrove District Local Plan states that any proposals for development in Blackwell will need to accord with the policies of the plan. Paragraph 8.11 of the Adopted Bromsgrove District Local Plan indicates that proposals appropriate to the locality in question and which are compatible with other policies of the plan will be considered favourably.



55. The Head of Strategic Infrastructure and Economy considers that the proposal would be appropriate for Blackwell in terms of the locally identified need for nursery places. The proposal would, therefore, be acceptable in terms of the location of the development, subject to according with other policies of the Adopted Bromsgrove District Local Plan.

### **Residential Amenity**

56. The proposal would be located in a predominantly residential area within the grounds of the existing school.

57. A letter of representation stated an objection to the proposal on residential amenity grounds (amongst other matters) including the impact from construction, highways concerns at pick up and drop off times and high powered lighting.

58. Policy S19 (Incompatible Land Uses) of the Adopted Bromsgrove District Local Plan states that in areas where residential uses predominate, land uses which would adversely affect residential amenity through noise, smell, safety, traffic or health reasons will not be allowed.

59. In terms of construction impacts, the applicant states that they anticipate the building would be constructed from pre-fabricated panels to minimise the construction time and impact, and that they would aim to minimise disruption to neighbours. Worcestershire Regulatory Services have no objections and direct the applicant to their code of best practice for demolition and construction sites. The Head of Strategic Infrastructure and Economy recognises the concern about further construction at the school and considers that it would have been preferable for the early years cabin to have been planned for at the time of the most recent extension in 2015. However, it is considered that the proposal would be acceptable in terms of construction impacts if the applicant adheres to Worcestershire Regulatory Services' code of best practice, and subject to the imposition of a condition limiting construction hours.

60. In terms of the highways concerns, the County Highways Officer has no objections to the proposal. The Head of Strategic Infrastructure and Economy acknowledges that problems associated with users of the school at pick up and drop off times are widespread throughout the County and are not desirable. It is advised that a management solution between the school and parents would be the best way to address this concern. However, in terms of the development plan, it is considered that the proposal would be acceptable in terms of these highways concerns.

61. In terms of lighting, the Head of Strategic Infrastructure and Economy notes that the school needs to comply with a lighting condition imposed on the 2015 planning permission for the three classroom extension. This is being investigated as a separate matter to this planning application. With regards to this application, the Head of Strategic Infrastructure and Economy considers that the impact from any lighting could be suitably addressed through the imposition of a condition that would require lighting to be acceptable in this residential area.

62. Taking in to account the responses of consultees and the provisions of the development plan, the Head of Strategic Infrastructure and Economy considers that the proposal would be acceptable in terms of residential amenity.

### **Traffic and Highways Safety**

63. The proposed development would provide nursery places for roughly 8-16 additional children and lead to the employment of two additional members of staff.

64. The County Highways Officer has no objections, subject to a condition requiring the provision of cycle storage.

65. Policies TR1 and TR11 indicate that proposals should be considered against County Highways Standards in terms of the road hierarchy and the provision of off-street parking. Policy TR13 indicates that applications promoting the use of a variety of transport will be viewed favourably.

66. Taking in to account the comments of the County Highways Officer, the Head of Strategic Infrastructure and Economy considers that the proposal would be acceptable in terms of traffic and highways safety. A condition requiring the installation of cycle parking would ensure that the proposal accorded with Policy TR13 and would, therefore, enhance its sustainability credentials.

### **Other Matters**

#### *Design*

67. The proposal would involve the construction of an early years cabin at the rear of the existing school between the south eastern boundary and the recently constructed three classroom extension. This is a small area of grassland and a bark and timber play area. A timber storage shed also occupies part of the site.

68. A letter of representation raised an objection to the proposal on the grounds that the site is already over developed and that barely any grassland would remain.

69. Policy RAT4 (Retention of Open Space) indicates that publicly owned open space of recreational and amenity value should be retained. Proposed development of open space must demonstrate that there is unlikely to be a long-term need to retain it for recreational or amenity purposes.

70. The proposal would involve a larger development than the existing storage shed on the small area of land near the south-eastern boundary. The Head of Strategic Infrastructure and Economy would prefer this area to remain undeveloped in order to retain the open space at Blackwell school. However, it is considered that the site currently holds limited amenity value for users of the school, and that suitable areas for recreation would still exist on site in the event of development. It is, therefore, considered that the proposal would accord with Policy RAT4 and be acceptable in terms of design.

### **Conclusion**

71. The proposal is for an early years cabin and boot room to provide a nursery at Blackwell First School. The applicant states that there is a recognised need for nursery places in the local area, and for a nursery that would be convenient for working parents.

72. The Head of Strategic Infrastructure and Economy considers that the proposal would be acceptable in terms of need for the nursery in accordance with Section 8,

paragraph 72, of the National Planning Policy Framework, which accords great weight to the need to expand or alter schools, and Policy S28 of the development plan. Furthermore, the proposal is considered to be acceptable in terms of location when assessed against Policy DS4 of the development plan, subject to being compatible with other policies of the development plan. In view of the above, the great weight accorded to the need for the nursery must be balanced against the other concerns surrounding this application.

73. A letter of representation raised an objection on the grounds of harm to residential amenity (amongst other objections). The Head of Strategic Infrastructure and Economy recognises that the proposal would cause impacts in terms of construction, highways concerns and lighting. However, in terms of the development plan, the proposal would be acceptable through the imposition of planning conditions and the recommendation for a management solution to the problems associated with pick up and drop off times, which are common at many schools throughout the County.

74. Another objection was raised on the grounds that the proposal would over-develop the Blackwell School site. The Head of Strategic Infrastructure and Economy would have preferred the small amount of open space to not be developed. However, it is considered that the proposal would not result in the loss of such a significant amount of open space as to be seen as unacceptable in terms of the development plan.

75. The proposal would also result in additional children and staff accessing the site at pick up and drop off times, although the applicant states that these would be staggered to avoid those of the main school. The County Highways Officer has no objections to the proposal, subject to a condition requiring the installation of cycle storage facilities. The Head of Strategic Infrastructure and Economy, therefore, considers that the proposal would be acceptable in terms of traffic and highways safety.

76. In assessing the application as a whole, the great weight accorded to the need to expand or alter schools by the National Planning Policy Framework is considered to outweigh the other concerns outlined above. Furthermore, the other concerns are not considered to be so significant as to conflict with the development plan.

77. In view of the above, and taking in to account the provisions of the Development Plan and in particular Policies DS3, DS4, DS13, S19, S28, S29, S31, C11, C17, TR1, TR11, TR13, RAT4 and ES2 of the Adopted Bromsgrove District Local Plan and Policies BDP1, BDP2, BDP12, BDP16, BDP19, BDP21, BDP22 and BDP23 of the Draft Bromsgrove District Plan 2011-2031, it is considered the proposal would not cause demonstrable harm to the interests intended to be protected by these policies or highway safety.

## **Recommendation**

**78. The Head of Strategic Infrastructure and Economy recommends that planning permission be granted for the construction of a single storey building to form an Early Years cabin and Forest School boot room at Blackwell First School, St Catherine's Road, Blackwell 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 permission enures for the benefit of Worcestershire County Council only;

#### Details

- c) The development hereby permitted shall be carried out in accordance with the drawings titled "Site location plan", "Block plan as proposed", "Floor plan as proposed" and "Elevations as proposed Roof plan as proposed", except where otherwise stipulated by conditions attached to this permission;
- d) Notwithstanding any indication of the materials, which may have been given in this application, prior to the construction of the development 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 be carried out in accordance with the approved details;

#### Lighting

- e) Details of any lighting to be installed at the site shall be submitted to the County Planning Authority for approval in writing prior to being erected. These details shall include:
- i. Height of the lighting posts;
  - ii. Intensity of the lights;
  - iii. Spread of light (in metres);
  - iv. Any measure proposed to minimise the impact of the lighting or disturbance through glare; and
  - v. Times when the lighting would be illuminated;

#### Drainage

- f) The development shall be carried out in accordance with the drainage strategy outlined in the document titled "Design & Access Statement", which was submitted to the County Planning Authority on 14 September 2016;

#### Ecology

- g) 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 prior to works re-commencing;
- h) No removal of vegetation shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority;

- i) Trees and hedgerows to be retained throughout the scheme should be given adequate protection as per BS5837:2012 with appropriate "biodiversity protection zone", "root protection zone" or similar signage installed;
- j) Within 6 months of the completion of the development, details of one bat and one bird box (including the location) shall be submitted to the County Planning Authority for approval in writing. Thereafter, the bat and bird boxes shall be installed in accordance with the approved details within 3 months of approval being received;

#### Highways

- k) The development hereby permitted shall not be brought into use until the applicant has submitted to and had approved in writing by the County Planning Authority details demonstrating that secure parking for two bicycles has been installed in accordance with the drawing titled "Block plan as proposed 03A A3", which was submitted to the County Planning Authority on 21 October 2016; and

#### Construction

- l) 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, Bank Holidays, or Public Holidays.

#### Contact Points

##### County Council Contact Points

County Council: 01905 763763

Worcestershire Hub: 01905 765765

Email: [worcestershirehub@worcestershire.gov.uk](mailto:worcestershirehub@worcestershire.gov.uk)

##### Specific Contact Points for this report

Case Officer: Joshua Scholes, Planning Officer

Tel: 01905 844485

Email: [jscholes@worcestershire.gov.uk](mailto:jscholes@worcestershire.gov.uk)

Mark Bishop, Development Control Manager

Tel: 01905 766709

Email: [mbishop@worcestershire.gov.uk](mailto:mbishop@worcestershire.gov.uk)

#### Background Papers

In the opinion of the proper officer (in this case the Head of Strategic Infrastructure and Economy) the following are the background papers relating to the subject matter of this report:

The application, plans and consultation replies in file reference 16/000025/REG3.