

John-Rhys Davies
Wain Homes (Severn Valley)
Building 2
Great Park Court
Bradley Stoke
Bristol
BS32 4PY
United Kingdom

Approval of Reserved Matters subject to Conditions

APPLICATION:	24/00554/REM
LOCATION:	Bordesley Hall, The Holloway, Alvechurch, Worcestershire
PROPOSAL:	Reserved matters application for details relating to the development of 43 dwellings, associated parking, roads and footpaths, areas of open space, drainage infrastructure, plant, landscaping and associated works.
DECISION DATE:	12th December 2024

Bromsgrove District Council as the Local Planning Authority Bromsgrove District Council as the Local Planning Authority grants planning permission in accordance with the Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) for the proposal described above. This permission is subject to conditions which must be complied with and are set out below:

- 1) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan 100
Site Layout 101 Rev A
Boundary Treatments Plan 103 Rev A
Refuse Strategy Plan 104 Rev A
Parking Plan 105 Rev A
Hard Surface Materials 107 Rev B
House Type Pack 301-320 Rev A (302 Aracia)
FFLS For Planning 0511 P04 (Overall Plan) P03 (Sheets 1-6)
Planting Plan Schedule and Specification Drawing number PP01.00 Rev P10
Planting Plan Drawing numbers PP01.01-08 Rev P10 (Sheets 1-8)
Lighting Plan WLC1064-LC-AC-001 R0

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 2) Prior to first occupation of the development a method statement for the works to repair/maintain the kitchen garden wall as identified within the Heritage Statements by Pegasus Planning (dated April 2021 and 15/05/2024) shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement prior to the first occupation of the development and shall thereafter be retained as such.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this non designated heritage asset and to comply with Policy BDP20 of the Bromsgrove District Plan.

- 3) The development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway / edge of carriageway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.



Ruth Bamford
Head of Planning, Regeneration and Leisure Services

Reason

This proposal has been assessed against the following documents

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP2 Settlement Hierarchy
BDP3 Future Housing and Employment Development
BDP6 Infrastructure Contributions
BDP7 Housing Mix and Density
BDP12 Sustainable Communities
BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment
BDP24 Green Infrastructure
BDP25 Health and Well Being

Others

ALVNP Alvechurch Neighbourhood Plan
APDS Alvechurch Parish Design Statement
Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2023)
NPPG National Planning Practice Guidance

The reserved matters application was considered at the Bromsgrove Planning Committee meeting held on Tuesday 10th December 2024 with a recommendation for approval. Members considered the committee report, update report, presentation and public speakers. Members resolved to approve the reserved matters application, as outlined in the officer's updated recommendation.

The officers report, update and presentation to committee is available to view on the Council's website:
<https://moderngovwebpublic.bromsgrove.gov.uk/ieListDocuments.aspx?CId=108&MId=4370&Ver=4>

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The approval must be read in conjunction with the hybrid decision 21/00684/HYB and the conditions attached thereto.

For your information

Appealing the Decision

If you feel that the conditions are not acceptable you can appeal to the Secretary of State through the Planning Inspectorate. This appeal should be made by 12th June 2025 unless supported by special circumstances. The appropriate form and further information on how to appeal can be found at <https://www.gov.uk/appeal-planning-decision> or by contacting the planning Inspectorate Customer Services Team on 0303 444 5000. If you want a planning appeal to follow the inquiry procedure you should notify the Local Planning Authority and also the Planning Inspectorate at least 10 working days before submitting your planning appeal.

Purchase Notices

If Bromsgrove District Council or the Secretary of State has refused planning permission or granted it conditionally, the landowner may claim that the land is incapable of reasonable beneficial use, and for this reason may serve the Council a purchase notice requiring them to purchase the land. In certain circumstances, a claim may be made against Bromsgrove District Council for compensation. Further information about purchase notices can be found at: <http://www.legislation.gov.uk/ukpga/1990/8/part/VI>