

From:Mike Brabbs
Sent:Mon, 15 Feb 2021 15:48:27 +0000
To:David Kelly
Subject:RE: 20/01596/OUT 1344 Evesham Road, Astwood Bank
Attachments:Form inc access.pdf

This email originated from outside of the Organisation
STOP: Were you expecting this Email? Does it look genuine?
THINK: Before you CLICK on links or OPEN any attachments.

Dear Mr Kelly,

Thank you for your email.

I am attaching a revised application form with access included as a matter to be considered.

An ecologist has been instructed and is due to visit site tomorrow. I hope to have his report by the beginning of next week.

Thank you for your patience

Best regards

Mike Brabbs | Director

Mobile | 07738 928291

Masefields Architects & Surveyors

Doric House, Church Street, Studley, Warwickshire B80 7LG

T: 01527 910 190

www: masefields.co.uk

This email and any attachments are intended for the named recipient only and may contain information that is confidential or legally privileged.

If you received this email in error you must take no action based on its contents, nor copy them in any format or show them to anyone.

However, please notify the sender immediately and delete this email and any attachments from your system.

Whilst the email and its attachments have been scanned for viruses, it remains the responsibility of the recipient to ensure that they are virus free.

From: David Kelly <david.kelly@bromsgroveandredditch.gov.uk>
Sent: 14 January 2021 12:59
To: Mike Brabbs <mikebrabbs@masefields.co.uk>
Subject: RE: 20/01596/OUT 1344 Evesham Road, Astwood Bank

Dear Mr Brabbs,

Thanks for your reply and update. In response.

1. Revised Location and Site Plans noted and recorded on system
2. Noted
3. You need to formally agree that access is now being considered in this application. Please amend the application form to include access as a reserved matter.
4. The response from the Registered Ecologist is awaited.

Kind regards,

David

During the current COVID-19 pandemic and whilst observing current advice and guidance, Planning and Regeneration staff continue to work using normal email and telephone contacts, although from a home-working environment. The situation is evolving and for updates on matters directly related to the Planning Service and other areas of the Council please see our websites via [https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-(covid-19).aspx) or [https://www.redditchbc.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.redditchbc.gov.uk/keeping-safe/coronavirus-(covid-19).aspx)

David Kelly

Planning Officer
Bromsgrove District Council and Redditch Borough Council

Email: david.kelly@bromsgroveandredditch.gov.uk

My working days are generally Wednesdays and Thursdays

Bromsgrove District Council	Redditch Borough Council
Parkside	Town Hall
Market Street	Walter Stranz Square
Bromsgrove	Redditch
Worcestershire B61 8DA	Worcestershire B98 8AH

From: Mike Brabbs <mikebrabbs@masfields.co.uk>
Sent: 05 January 2021 08:59
To: David Kelly <david.kelly@bromsgroveandredditch.gov.uk>
Subject: RE: 20/01596/OUT 1344 Evesham Road, Astwood Bank

This email originated from outside of the Organisation
STOP: Were you expecting this Email? Does it look genuine?
THINK: Before you CLICK on links or OPEN any attachments.

Dear Mr Kelly,

Thank you for your further comments.

1. I have redrawn the red line on the site plan and location plan and marked the area on both.
2. Yes the street elevation and layout indicate the scale of the proposal.
3. I acknowledge your position that Access cannot be reserved. The attached plan shows position, width, visibility, and parking provision. The type of surfacing is also identified. Can you clarify what other matters you need to be described?
4. Inspection by an ecologist is being arranged and the findings should be available next week.

Please let me know if you need further information.

Best regards

Mike Brabbs | Director

Mobile | 07738 928291

Masefields Architects & Surveyors

Doric House, Church Street, Studley, Warwickshire B80 7LG

T: 01527 910 190

www: masefields.co.uk

This email and any attachments are intended for the named recipient only and may contain information that is confidential or legally privileged.

If you received this email in error you must take no action based on its contents, nor copy them in any format or show them to anyone.

However, please notify the sender immediately and delete this email and any attachments from your system.

Whilst the email and its attachments have been scanned for viruses, it remains the responsibility of the recipient to ensure that they are virus free.

From: David Kelly <david.kelly@bromsgroveandredditch.gov.uk>
Sent: 01 January 2021 19:07
To: Mike Brabbs <mikebrabbs@masefields.co.uk>
Subject: RE: 20/01596/OUT 1344 Evesham Road, Astwood Bank

Dear Mr Brabbs,

In response to your email in the same order:

1. The site plan/location plan you have provided on the 24th measure 804sqm for the site plan and 857sqm for the Site Location Plan. You have stated 860sqm. I accept that the fee is now correct but to ensure that any permission can be implemented, please correct the plans so that they reflect equivalent measurements. It would appear that the site plan is possibly inaccurate. Please confirm/amend as appropriate.
2. The updated application form is noted. Layout and Scale to be considered. I assume that the height of the dwelling indicated on the proposed streetcene combined with the proposed layout sets the scale of the proposal?

3/4 You have stated that the matter of access continues to be reserved. The email of 23/12 is a direction under the provisions of the General Development Procedure Order 2015 (as

amended) requiring you to submit full details of the proposed access arrangements. Since the proposal requires access onto a classified road, it is inappropriate that this matter is reserved since it affects the principle of development. The details of access on Drawing 110a are noted but there is no confirmation that the matter of access is being considered. The application would remain invalid until this matter is resolved.

5 Your response in relation to the demolition of the office building is noted. However, the requirements of the LPA under the provisions of the Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006 are statutory and not voluntary. I have asked Worcestershire Wildlife Trust to comment in relation to this matter. If you can provide confirmation from a registered ecologist (in the absence of a survey) that there would be harm arising to protected species, this would be as sufficient as confirmation from WWT.

I look forward to hearing from you,

Kind regards,

David

During the current COVID-19 pandemic and whilst observing current advice and guidance, Planning and Regeneration staff continue to work using normal email and telephone contacts, although from a home-working environment. The situation is evolving and for updates on matters directly related to the Planning Service and other areas of the Council please see our websites via [https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-(covid-19).aspx) or [https://www.redditchbc.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.redditchbc.gov.uk/keeping-safe/coronavirus-(covid-19).aspx)

David Kelly

Planning Officer
Bromsgrove District Council and Redditch Borough Council

Email: david.kelly@bromsgroveandredditch.gov.uk

My working days are generally Wednesdays and Thursdays

Bromsgrove District Council Parkside	Redditch Borough Council Town Hall
--	--

Market Street	Walter Stranz Square
Bromsgrove	Redditch
Worcestershire B61 8DA	Worcestershire B98 8AH

From: Mike Brabbs <mikebrabbs@masefields.co.uk>
Sent: 24 December 2020 12:38
To: David Kelly <david.kelly@bromsgroveandredditch.gov.uk>
Subject: RE: 20/01596/OUT 1344 Evesham Road, Astwood Bank

This email originated from outside of the Organisation
STOP: Were you expecting this Email? Does it look genuine?
THINK: Before you CLICK on links or OPEN any attachments.

Dear Mr Kelly,

Thank you for your email.

1. I have checked the area of the curtilage outlined in red on drawing 110 of the proposed house and get 860m². This being less than 0.1 of a Hectare I believe £462 is correct.
2. I apologise that some pages of the application form were missing.

The attached scan contains all 11 pages. The reserved matters are indicated on page 2

3. Access Appearance and Landscaping are identified as the reserved matters in the Design and Access statement.
4. Drawing 110a attached gives the width of the access, the extent of visibility splays and the size & material of the parking provision.

5. The building south of No 1344 is a former office that is unused. This is to be removed. It does not communicate internally with No 1344.

This building has no roof void and is of modern construction. It offers no opportunity for colonisation by Bats or other protected species.

Copies of drawings 110a and 111a are attached. Please let me know if you require further information.

Best regards

Mike Brabbs | Director

Mobile | 07738 928291

Masefields Architects & Surveyors

Doric House, Church Street, Studley, Warwickshire B80 7LG

T: 01527 910 190

www: masefields.co.uk

This email and any attachments are intended for the named recipient only and may contain information that is confidential or legally privileged.

If you received this email in error you must take no action based on its contents, nor copy them in any format or show them to anyone.

However, please notify the sender immediately and delete this email and any attachments from your system.

Whilst the email and its attachments have been scanned for viruses, it remains the responsibility of the recipient to ensure that they are virus free.

From: David Kelly <david.kelly@bromsgroveandredditch.gov.uk>
Sent: 23 December 2020 15:04
To: Mike Brabbs <mikebrabbs@masefields.co.uk>
Subject: 20/01596/OUT 1344 Evesham Road, Astwood Bank

Dear Mr Brabbs,

Thank you for your submission of an outline application in relation to the above site. There are a number of issues which I need to draw to your attention before we can proceed to consult on the application.

1. Planning fee. The measured site area (within the red line boundary) is measured as 0.212ha. Therefore, the correct planning fee would be £1386 (£462 x 3) for the outline application. You will need to provide the balance of £924.
2. A section of the submitted application form is missing (Questions 2 – 8 inclusive). Please provide a complete application form declaring which reserved matters are proposed to be considered.
3. It is understood from the submission that access and layout are not being considered at this stage. Under the provisions of the General Development Procedure Order 2015 (as amended) please submit full details of the proposed access and layout arrangements since in the opinion of the Local Planning Authority, these matters ought not to be considered separately from the consideration of principle.
4. It appears from the photograph provided of the existing dwelling that the garage to the side would be removed to facilitate the proposal. Please confirm that this is the case and if so please submit a survey or evidence to demonstrate that there would be no harm arising to any protected species under the provisions of the Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006.

I look forward to hearing from you,

Regards,

David

During the current COVID-19 pandemic and whilst observing current advice and guidance, Planning and Regeneration staff continue to work using normal email and telephone contacts, although from a home-working environment. The situation is evolving and for updates on matters directly related to the Planning Service and other areas of the Council please see our websites via [https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.bromsgrove.gov.uk/keeping-safe/coronavirus-(covid-19).aspx) or [https://www.redditchbc.gov.uk/keeping-safe/coronavirus-\(covid-19\).aspx](https://www.redditchbc.gov.uk/keeping-safe/coronavirus-(covid-19).aspx)

David Kelly

Planning Officer
Bromsgrove District Council and Redditch Borough Council

Email: david.kelly@bromsgroveandredditch.gov.uk

My working days are generally Wednesdays and Thursdays

Bromsgrove District Council	Redditch Borough Council
Parkside	Town Hall
Market Street	Walter Stranz Square
Bromsgrove	Redditch
Worcestershire	Worcestershire
B61 8DA	B98 8AH

***** This e-mail may include confidential information and is solely for the use by the intended recipient(s). If you have received this e-mail in

error please notify the sender immediately. You must not disclose, copy, distribute or retain any part of the email message or attachments. No responsibility will be assumed by the organisation for any direct or consequential loss, financial or otherwise, damage or inconvenience, or any other obligation or liability incurred by readers relying on information contained in this e-mail or any virus contamination that may occur as a consequence of opening the email or any attachments. Views and opinions expressed by the author are not necessarily those of the organisation nor should they be treated where cited as an authoritative statement of the law and independent legal and other professional advice should be obtained as appropriate. Any Freedom of Information requests should be sent directly to foi@redditchbc.gov.uk for Redditch Borough Council requests and to foi@bromsgrove.gov.uk for Bromsgrove District Council requests. *****

***** This e-mail may include confidential information and is solely for the use by the intended recipient(s). If you have received this e-mail in error please notify the sender immediately. You must not disclose, copy, distribute or retain any part of the email message or attachments. No responsibility will be assumed by the organisation for any direct or consequential loss, financial or otherwise, damage or inconvenience, or any other obligation or liability incurred by readers relying on information contained in this e-mail or any virus contamination that may occur as a consequence of opening the email or any attachments. Views and opinions expressed by the author are not necessarily those of the organisation nor should they be treated where cited as an authoritative statement of the law and independent legal and other professional advice should be obtained as appropriate. Any Freedom of Information requests should be sent directly to foi@redditchbc.gov.uk for Redditch Borough Council requests and to foi@bromsgrove.gov.uk for Bromsgrove District Council requests. *****

***** This e-mail may include confidential information and is solely for the use by the intended recipient(s). If you have received this e-mail in error please notify the sender immediately. You must not disclose, copy, distribute or retain any part of the email message or attachments. No responsibility will be assumed by the organisation for any direct or consequential loss, financial or otherwise, damage or inconvenience, or any other obligation or liability incurred by readers relying on information contained in this e-mail or any virus contamination that may occur as a consequence of opening the email or any attachments. Views and opinions expressed by the author are not necessarily those of the organisation nor should they be treated where cited as an authoritative statement of the law and independent legal and other professional advice should be obtained as appropriate. Any Freedom of Information requests should be sent directly to foi@redditchbc.gov.uk for Redditch Borough Council requests and to foi@bromsgrove.gov.uk for Bromsgrove District Council requests. *****