

Update Report 1



Planning Committee

Wed 11 Oct
2017
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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**If you have any queries on this Agenda please contact
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Planning

Wednesday, 11th October, 2017

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Andrew Fry (Chair)
Yvonne Smith (Vice-Chair)
Roger Bennett
Michael Chalk
Matthew Dormer

Wanda King
Gareth Prosser
Jennifer Wheeler
Nina Wood-Ford

4. Update Reports (Pages 1 - 2)

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

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**Redditch Borough Council
Planning Committee**

**Committee Updates
11th October 2017**

17/00749/OUT The Golden Cross Public House, Unicorn Hill

No Updates

17/00764/FUL Mercian Square, Market Place

Consultations

Police Crime Risk Manager

Comments summarised as follows:

The artwork appears to have flat surfaces and on this basis there are concerns that the development would encourage people to sit on the artwork. The site is in an area where some anti-social behaviour already occurs, mainly at night-time but also occasionally during the day. The proximity of a popular nightclub directly opposite the site can often be the source of the disorder. By providing a seating area this may encourage late night drinkers to stay later in the area which in turn would lead to increased levels of alcohol fuelled disorder.

A possible solution to preventing the artwork from being used as an informal seating area could be to introduce low hooped railings at around ½ metre in height which would provide a barrier separating public from private. Another suggestion would be to raise the artwork so that the lowest possible seating area is at an uncomfortable height.

Arboricultural Officer

Further comments summarised as follows:

In respect of the potential of future root activity influencing the artwork, although it cannot be guaranteed that root disturbance would not occur in the longer term on the hardsurfacing, in view of the age of the trees and level of growth restriction they have in this particular area, it is unlikely that they will produce much root growth vigour in the future. The recommended conditions highlighted in earlier comments would ensure that the trees would not be forced into producing reactive growth. The recommended planning condition requiring that the ground bar method of installation is used rather than a standard strip / block type foundation means that the artwork would be highly unlikely to suffer any affect by root activity which would be very low anyway due to the age of the trees and the constraints of this tight growing position.

Officer Comments

With respect to the comments received by the Police Crime Risk Manager above, your officers do not consider that the proposed development would necessarily lead to an increase in anti-social behaviour in an area where other 'sitting options' are also available. The suggestions put forward by the PCRM in terms of raising the artwork are considered unnecessary and the introduction of a railing treatment would not be acceptable to your officers in terms of detriment to the character of this essentially open space within the Conservation Area. It is unlikely that such a suggestion would be acceptable to the applicant since the philosophy behind the application is to allow the public to physically interact with the artwork. Whilst noting the PCRM concerns, your officers consider that the considerable benefits which would be realised by granting permission do far

outweigh the perceptions that by approving the application this would lead to an increase in anti-social behaviour in the area. The recommendation to grant permission as set out on pages 17 and 18 of the main agenda remains.

17/00952/FUL 84 Oakly Road, Redditch

No Updates