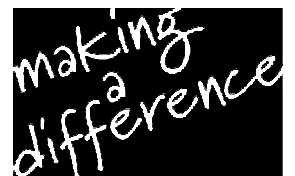


# Planning Committee

Wed 13th Jul  
2011  
7pm

Council Chamber  
Town Hall  
Redditch



[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

# Access to Information - Your Rights

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The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its, Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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**If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:**

**Janice Smyth**

**Member and Committee Support Services Assistant**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH**

**Tel: (01527) 64252 Ext. 3266 Fax: (01527) 65216**

**e.mail: [janice.smyth@bromsgroveandredditch.gov.uk](mailto:janice.smyth@bromsgroveandredditch.gov.uk)**

**Minicom: 595528**

# **REDDITCH BOROUGH COUNCIL** **PLANNING COMMITTEE**



## **GUIDANCE ON PUBLIC** **SPEAKING**

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The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as follows:

in accordance with the running order detailed in this agenda (Applications for Planning Permission item) and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Public Speaking - in the following order:-
  - a) Objectors to speak on the application;
  - b) Supporters to speak on application;
  - c) Applicant to speak on application.

Speakers will be called in the order they have notified their interest in speaking to the Planning Officers (by the 4.00 p.m. deadline on the Friday before the meeting) and invited to the table or lectern.

- Each individual speaker, or group representative, will have up to a maximum of 3 minutes to speak. (Please press button on “conference unit” to activate microphone.)
  - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

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**Notes:**

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.2, the County Structure Plan (comprising the Development Plan) and other material considerations which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify Planning Officers by 4.00 p.m. on the Friday before the meeting.

**Further assistance:**

If you require any further assistance prior to the meeting, please contact the Committee Services Officer (indicated at the foot of the inside front cover), Head of Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

# Welcome to today's meeting.

## Guidance for the Public

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### ***Agenda Papers***

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

### ***Chair***

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

### ***Running Order***

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

***Refreshments*** : tea, coffee and water are normally available at meetings - please serve yourself.

### ***Decisions***

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

### ***Members of the Public***

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

### ***Special Arrangements***

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

### ***Further Information***

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

### ***Fire/ Emergency instructions***

**If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.**

**If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.**

**Do Not stop to collect personal belongings.**

**Do Not use lifts.**

**Do Not re-enter the building until told to do so.**

**The emergency Assembly Area is on Walter Stranz Square.**

# Declaration of Interests: Guidance for Councillors

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DO I HAVE A "PERSONAL INTEREST" ?

- Where the item relates or is likely to affect your **registered interests** (what you have declared on the formal Register of Interests)

**OR**

- Where a decision in relation to the item might reasonably be regarded as affecting **your own** well-being or financial position, or that of your **family**, or your **close associates** more than most other people affected by the issue,

you have a personal interest.

WHAT MUST I DO? **Declare the existence, and nature, of your interest and stay**

- The declaration must relate to specific business being decided - a general scattergun approach is not needed
- **Exception** - where interest arises only because of your membership of another **public body**, there is no need to declare unless you **speak** on the matter.
- You **can vote** on the matter.

IS IT A "PREJUDICIAL INTEREST" ?

In general only if:-

- It is a personal interest **and**
- The item affects your **financial position** (or conveys other benefits), or the position of your **family, close associates** or bodies through which you have a **registered interest** (or relates to the exercise of **regulatory functions** in relation to these groups)

**and**

- A member of public, with knowledge of the relevant facts, would reasonably believe the interest was likely to **prejudice** your judgement of the public interest.

WHAT MUST I DO? **Declare and Withdraw**

BUT you may make representations to the meeting before withdrawing, **if** the public have similar rights (such as the right to speak at Planning Committee).



# PLANNING COMMITTEE

13th July 2011

7pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs: Michael Chalk (Chair) Bill Hartnett  
Roger Hill (Vice-Chair) Robin King  
Peter Anderson Wanda King  
Andrew Brazier Brenda Quinney  
Malcolm Hall

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	To invite Councillors to declare any interest they may have in the items on the Agenda.
<b>3. Confirmation of Minutes</b> (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 15th June 2011.  (Minutes attached)
<b>4. Planning Application 2011/126/COU - 20 Unicorn Hill, Redditch</b>  (Pages 5 - 10)  Head of Planning and Regeneration	To consider a Planning Application for a change of use at ground floor from offices to restaurant and hot food takeaway; change of use at first floor from offices to 2 no. flats and restaurant; and minor external alterations to building.  Applicant: Dr A Bandalli  (Report attached – Site Plans under separate cover)  <b>(Central Ward);</b>
<b>5. Application for Prior Approval 2011/127/GDO - Highway verge at Green Lane, Callow Hill</b>  (Pages 11 - 14)  Head of Planning and Regeneration	To consider an Application for Prior Approval in relation to a 15m monopole, equipment cabinet and ancillary apparatus.  Applicant: Vodaphone UK Ltd and Telefonica O” UK Ltd  (Report attached – Site Plan under separate cover)  <b>(Crabbs Cross Ward);</b>

# PLANNING

Committee

13th July 2011

<p><b>6. Planning Application 2011/157/FUL - 1 Hartlebury Close, Church Hill</b></p> <p>(Pages 15 - 18)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a first floor extension over existing garage.</p> <p>Applicant: Mr A Sifford</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Church Hill Ward);</b></p>
<p><b>7. Exclusion of the Public</b></p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p><b>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</b></p>
<p><b>8. Confidential Matters (if any)</b></p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>





## Planning Committee

15th June 2011

### MINUTES

#### Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Andrew Brazier, Juliet Brunner (substitute for Peter Anderson), Bill Hartnett and Wanda King

#### Also Present:

M Collins (Observer for Standards Committee)

#### Officers:

N Chana, A Hussain, A Rutt and S Skinner

#### Committee Services Officer:

J Smyth

#### 9. APOLOGIES

Apologies for absence were received on behalf of Councillors Peter Anderson, Malcolm Hall, Robin King and Brenda Quinney.

#### 10. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 11. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 25th May 2011 be confirmed as a correct record and signed by the Chair.

.....  
Chair

**12. PLANNING APPLICATION 2011/094/EXT –  
1 TO 3 PLYMOUTH ROAD, SOUTHCREST**

Extension of time for Application 2008/202/FUL  
Demolition of No. 3 Plymouth Road and construction  
of a 60 bedroomed nursing home with associated parking

Applicant: Mr M Dawson

Mr M Dawson, the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

- 1. having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:**
  - a) a planning obligation ensuring that appropriate contributions in relation to off-site improvement works in the locality are provided; and**
  - b) the Conditions and informatives as summarised below:**

**Conditions**

- 1. Development to commence within three years.**
- 2. Details of materials (walls and roofs) to be submitted.**
- 3. Landscape scheme including details of boundary treatment to be submitted.**
- 4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details.**
- 5. Access, turning and parking areas to be provided**
- 6. Limited working hours during construction period.**
- 7. Contaminated land survey and details to be agreed**
- 8. Any unexpected contaminants found to be dealt with in agreement with LPA.**
- 9. Land contamination remediation measures if necessary to be agreed with LPA.**
- 10. Development to be carried out in accordance with plans submitted with the application.**
- 11. Cycle store details to be agreed.**
- 12. Bin storage details to be agreed.**

13. **Defined use as C2 residential home only (not a general C3 Residential Use Class).**
14. **Further details to be submitted in respect of Sustainability Statement for prior written approval of the LPA.**
15. **Staff and visitor car parking area granted to be clearly demarcated and signage to be displayed at the site directing staff and visitors to the parking areas: details to be submitted for approval in writing by the LPA.**

**Informatives**

1. **Reason for approval**
2. **Drainage details to be in agreement with Severn Trent Water.**
3. **The attention of the applicant is drawn to the importance of keeping Plymouth Road free of parked vehicles during the construction period in the interests of highway safety;**

**and**

2. **in the event that the planning obligation cannot be completed by 14th July 2011, authority be delegated to the Head of Planning and Regeneration to REFUSE the application on the basis that without the planning obligation the proposed development would be contrary to Policy CS.6 of the Borough of Redditch Local Plan.**

(During consideration of this application, the Committee requested that Enforcement Officers investigate and address, if necessary, the current condition of the site.)

The Meeting commenced at 7.00 pm  
and closed at 7.10 pm

.....  
CHAIR



## PLANNING COMMITTEE

13th July 2011

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### PLANNING APPLICATION 2011/126/COU

**CHANGE OF USE AT GROUND FLOOR FROM OFFICES TO RESTAURANT AND HOT FOOD TAKE-AWAY; CHANGE OF USE AT FIRST FLOOR FROM OFFICES TO 2 NO. FLATS AND RESTAURANT; MINOR EXTERNAL ALTERATIONS TO BUILDING**

**20 UNICORN HILL, REDDITCH**

**APPLICANT: DR A BANDALLI**  
**EXPIRY DATE: 14TH JULY 2011**

**WARD: CENTRAL**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk)) for more information.

**(See additional papers for Site Plan)**

#### **Site Description**

This large brick and tile building is located near to the junction of Bates Hill and Unicorn Hill, within the Town Centre. Behind, and to the south-west of the building lies the Royal Enfield bar / restaurant. Due to a difference in ground levels, the building is two storey to its south facing elevation, and three storey to its north facing (Bates Hill) elevation. To avoid confusion, the 'ground and first floor' referred to in this report are those to the south facing (Unicorn Hill) elevation.

#### **Proposal Description**

Permission is sought to change the use of the ground floor from offices to a restaurant and hot food take-away and to change the use of a first floor office space to be used firstly as an extension to the restaurant immediately below it, and to use the remaining first floor space to create 2 no. one bed flats. Minor alterations to the south facing ground floor elevation are proposed: the proposed partial removal of brickwork to create a larger glazed area for the restaurant use, together with the creation of a new doorway to serve the proposed hot food take-away.

#### **Relevant Key Policies:**

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)  
[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

**PLANNING  
COMMITTEE**13th July 2011

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***National Planning Policy***

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPG24	Noise

***Borough of Redditch Local Plan No.3***

CS.7	The Sustainable Location of Development
E(TCR).1	Vitality and Viability of the Town Centre
E(TCR).6	North West Quadrant
E(TCR).12	Class A3, A4 and A5 uses
C(T).12	Parking Standards (Appendix H)
S.1	Designing out crime

SPD	Designing for Community Safety
SPG	Encouraging Good Design

**Relevant Site Planning History**

1997/104/FUL	Alterations to form two lock up shops and five flats APPROVED: 19th May 1997
2001/568/FUL	Renewal of PA 1997/104/FUL - Alterations to form two lock up shops and five flats APPROVED: 29th May 2002
2005/477/COU	Change of use to A3 and A5 use APPROVED: 12th December 2005
2007/168/FUL	Renewal of PA 2001/568/FUL - Alterations to form two lock up shops and five flats APPROVED: 10th August 2007

**Public Consultation responses****Responses in favour**

None received

**Responses against**

None received

**Consultee Responses*****County Highway Network Control***

Comments as follows:

Due to the sustainable location of this development, it is considered that the lack of allocated parking facilities is of no concern as there are considerable parking facilities available within a reasonable walking distance. Therefore no objections are raised in this case.

## **PLANNING COMMITTEE**

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### ***Worcestershire Regulatory Services (Environmental Health)***

Comments awaited

### ***Police Crime Risk Manager***

Comments awaited

### ***Severn Trent Water***

Comments awaited

### ***Town Centre Co-ordinator***

No objection

### **Procedural matters**

All applications for Class A3 (restaurant) and A5 (hot food take-away) use are reported to Planning Committee for determination.

### **Assessment of Proposal**

#### **Principle of Change of Use**

National Policy Guidance encourages growth of the evening and night time economy in appropriate areas. The Local Plan policies referred to above also promote Redditch Town Centre as a suitable location for continued commercial development. The site lies within the North West Quadrant Area, which is also within the Town Centre boundary. Within such areas, appropriate mixed use development including retail, leisure and residential uses are promoted since such uses are considered to make a positive contribution to the day time and evening economy. This proposal would not prejudice the possible future comprehensive development of the North West Quadrant area.

Policy CS.7 of the Borough of Redditch Local Plan No.3 states that uses that attract a lot of people will be directed to the Town Centre. Since the site in question is within the Town Centre, the proposed A3 / A5 use is considered to be in compliance with the above policy and would safeguard / enhance the vitality and viability of the Town Centre as required under Policy E(TCR).1.

Since the ground and first floor office space is presently vacant, your officers consider that bringing the floor back into beneficial use should be encouraged. The under use of upper floors in commercial buildings such as these can cause a number of problems. Deterioration of the fabric of the building can remain undetected until the floors become unusable. Such decay is detrimental to the overall appearance of the area, and vacant floors also represent a waste of potential resources. Enabling this valuable, vacant town centre space to be brought back into beneficial use would in the consideration of your officers, promote the vitality and viability of the Town Centre.

## PLANNING COMMITTEE

13th July 2011

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### Access and parking

No objections have been received from Highway Network Control. Given the Town Centre location, the uses proposed would be highly sustainable. The site is within walking distance of the train and bus station and close to a number of public car parks and bus stops; furthermore there is on-street parking available opposite the site on Bates Hill, which is not a particularly busy road.

### Impact upon residential amenity

Policy E(TCR).12 sets out that developments for A3/A5 use in the Town Centre should meet criteria including not having an adverse impact on neighbouring properties by reason of noise, smell and litter. Proposed hours of opening for both the A3 and A5 use would be from 7:00 am until midnight, seven days a week. Worcestershire Regulatory Services (Environmental Health) have not commented on the application to date. Any comments received will be reported in the Update report. Officers are however satisfied that no harm to amenity caused by noise and smells would result.

### External alterations

No objections are raised to this part of the proposal since the changes would not harm the character and appearance of the building or the street-scene.

### Other matters

Your officers consider that such applications raise security / anti-social behaviour issues, and as such the Police Crime Risk Manager has been consulted on the application. At the time of writing, no comments have been received. Any comments received will be reported in the Update report.

### Conclusion

Having regard to pertinent policies of the development plan, there are considered to be no justifiable reasons to warrant refusal of this application on amenity or any other grounds. The proposal would bring back into re-use a currently vacant unit which would add to the vitality and viability of the Town Centre.

### Recommendation

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions and informatives as summarised below:-**

1. Development to commence within 3 years
2. The proposed A3 and A5 uses shall only be in use between the hours of 7:00 am to midnight daily
3. Odour extraction details to be submitted to and approved by the Local Planning Authority
4. Approved plans defined



**PLANNING  
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Informatives

1. Permission does not include the approval of any signage / adverts.
2. Reason for approval:



## **PLANNING COMMITTEE**

13th July 2011

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**APPLICATION FOR PRIOR APPROVAL 2011/127/GDO**

**15M MONOPOLE, EQUIPMENT CABINET AND ANCILLARY APPARATUS**

**HIGHWAY VERGE AT GREEN LANE, CALLOW HILL, REDDITCH**

**APPLICANT: VODAFONE UK LTD & TELEFONICA O2 UK LTD**  
**EXPIRY DATE: 15TH JULY 2011**

**WARD: CRABBS CROSS**

The author of this report is Ailith Rutt, Development Management Manager, who can be contacted on extension 3374 (e-mail: [ailith.rutt@bromsgroveandredditch.gov.uk](mailto:ailith.rutt@bromsgroveandredditch.gov.uk)) for more information.

**(See additional papers for Site Plan)**

### **Site Description**

Belt of trees between Green Lane's eastern edge and the residential development of Callow Hill, which contains formal and informal routes through in a north-south direction to access sporting and leisure facilities further north of the housing estate. At this point, there is a path leading from a residential cul de sac out to Green Lane, with a gate and a low lamp column.

### **Proposal Description**

New monopole 15m in height, along with associated cabinet and development.

### **Relevant Key Policies:**

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

### ***National Planning Policy***

PPS1 (& accompanying documents) Delivering Sustainable Development  
PPG8 Telecommunications

### ***Worcestershire County Structure Plan***

D44 Telecommunications

### ***Borough of Redditch Local Plan No.3***

B(BE)13 Qualities of Good Design

R1 Primarily Open Space

## **PLANNING COMMITTEE**

13th July 2011

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It should be noted that the land to the west of Green Lane is designated Green Belt in LP3 and that the site itself falls within designated Primarily Open Space.

### **Relevant Site Planning History**

None

### **Public Consultation Responses**

#### **Responses in favour**

None

#### **Responses against**

12 objections received raising the following concerns:

- Inappropriate in a densely populated area
- Visual impact unacceptable
- Should find more appropriate site away from residential outlook
- Additional impact on traffic safety which is already difficult at this busy junction
- Loss of trees and shrubs
- Unsustainable development
- Noise pollution (24/7)
- Access and parking would be dangerous
- Proximity to Walkwood School
- Proliferation of masts in the area

### **Consultation Responses**

#### ***County Highway Network Control***

No objection

#### ***Worcestershire Regulatory Services (Environmental Health)***

No objection

### **Procedural matters**

This is an application under the prior notification procedure under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The Local Planning Authority has 56 days in which to decide whether to grant prior approval for the siting and appearance of the mast. (A failure to determine the application within this time period would result in default consent for the proposed development.)

This application is reported to Planning Committee at the request of Councillor B Clayton due to local interest in the application.

## **PLANNING COMMITTEE**

13th July 2011

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### **Assessment of Proposal**

#### Need and alternative sites

The applicant has demonstrated that there is a need for an installation in this area, through the submission of coverage plots, and these are considered to be acceptable.

Policy states that to redevelop existing sites in preference to developing new sites is to be encouraged. However, the applicant has demonstrated that in this case there are no suitable existing sites, hence the proposed new site. It is also a shared operator proposal, which is encouraged through local and national policy.

#### Siting and Design

The policy framework seeks that wherever possible, additional equipment required is located on existing installations and at existing sites, in preference to the proliferation of additional installations, providing that this does not result in an increase in visual impact to such an extent that it becomes detrimental to the amenity of the site and its surroundings. This proposal for a shared operator installation would go some way to reducing any proliferation of equipment in this area.

The proposed monopole would be significantly higher than the adjacent lamp column, however it would not be significantly taller than the tree belt and as such would not be overly conspicuous to views of the area from surrounding points such as when travelling along Green Lane. Further, due to the tree cover, it would not be directly visible from nearby residential properties and as such would not prejudice any residential visual amenity causing significant detrimental impact.

#### Health Considerations

Although health can be a material planning consideration, current government advice states that there is no proven health risk from masts and that they expect all future masts to fall within the ICNIRP guidelines (as referred to in the Stewart Report). The applicants have stated that their proposal would be well within these guidelines. In the circumstances it would therefore not be considered reasonable to refuse this application on health grounds.

#### Other Considerations

The representations received do not alter the recommendation in this case as they area are considered to be outweighed by the considerations noted above.

#### Conclusion

The proposal is therefore considered to be compliant with policy and unlikely to cause harm to amenities in the area due to its siting and appearance.

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**Recommendation**

That having regard to the development plan and to all other material considerations, the **PRIOR APPROVAL** of the Local Planning Authority **IS NOT REQUIRED** for the siting and appearance of the proposal and planning permission not be required for the proposed development.

**REDDITCH BOROUGH COUNCIL****PLANNING  
COMMITTEE**

13th July 2011

**PLANNING APPLICATION: 2011/157/FUL****FIRST FLOOR EXTENSION OVER EXISTING GARAGE****1 HARTLEBURY CLOSE, REDDITCH****APPLICANT: MR A SIFFORD  
EXPIRY DATE: 8TH AUGUST 2011****WARD: CHURCH HILL**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk)) for more information  
**(See additional papers for Site Plan)**

**Site Description**

Detached dwelling of brick and tile construction occupying a corner location at Hartlebury Close. The property has an existing pitched roof single garage with additional space for parking within its curtilage. Hartlebury Close is comprised wholly of detached dwellings all of which were erected in the late 1970's.

Number 1 Hartlebury Close forms a row of three detached houses which each face westwards. Gardens to the rear face eastwards in the direction of Home Meadow Lane.

**Proposal Description**

First floor extension over existing single garage to the side of dwelling. The extension would be formed of brickwork (walls) under a tiled roof, matching materials used in the construction of the original house.

**Relevant Key Policies:**

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

***National Planning Policy***

PPS 1 Delivering Sustainable Development

***Borough of Redditch Local Plan No.3***

B(BE).13 Qualities of Good Design

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

13th July 2011

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B(BE).14 Alterations and Extensions to buildings

Supplementary Planning Guidance (SPG) Encouraging Good Design

**Relevant Site Planning History**

None

**Public Consultation Responses**

No comments submitted

**Procedural Matters**

Application to be considered at Planning Committee, because the applicant's daughter is an employee of Redditch Borough Council.

**Assessment of Proposal**

The proposed first floor, side extension would have no detrimental impact upon nearby residential amenity in respect to any loss of light, overbearing impact or loss of privacy.

The first floor extensions proposed do not technically comply with guidance and advice as set out in the Council's SPG 'Encouraging Good Design' which recommends a 'setting back' of the front wall to any such proposed side extension and a dropping/reduction in height to the ridge line of the proposal in order to make the extension appear visually subservient to that of the existing dwelling, in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan No.3. However, there are several other properties in Hartlebury Close, which are of very similar size, and which have been extended comparably to that proposed under this application. Such dwellings include numbers 13, 6 and 2 Hartlebury Close. Number 2 is situated to the immediate south of the application site. This property, which is almost indistinguishable from the application property (as extended), sits comfortably within Hartlebury Close, and is not considered to harm the character and appearance of the existing street-scene.

Whilst number 1 Hartlebury Close is prominently located, the proposals in this case are considered to respect the character of the existing dwelling and its surroundings and as such, the proposals would comply with relevant policies of the development plan.

**Recommendation**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions and informatives as summarised below:**



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1. Development to commence within three years
2. Development to be carried out in accordance with plans (listed)
3. Materials: walls and roofs to match existing.

**Informatives**

1. Reason for approval.

