

Planning Committee

Wed 7th Sep
2011
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

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

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:

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REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC **SPEAKING**

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.

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.3, 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

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

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

7th September 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

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any interest they may have in the items on the Agenda.
3. Confirmation of Minutes (Pages 1 - 8)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 10th August 2011. (Minutes attached)
4. Planning Application 2011/177/OUT - Land east of Brockhill Lane, Redditch (Pages 9 - 28) Head of Planning and Regeneration	To consider a Planning Application for a mixed development of 171 dwellings, public open space and outline application for 4,738 square metres of Class B1 (Business) floorspace and access. Applicant: Persimmon Homes Ltd (Report and Site Plan attached) (Batchley & Brockhill Ward);
5. Planning Enforcement Activity - Six Month Update (Pages 29 - 34) Head of Planning and Regeneration	To receive an information report in relation to statistics showing enforcement activity for the previous six months. (Report and Appendices attached) (Various Wards);

6. Exclusion of the Public

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:

“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.

These paragraphs are as follows:

subject to the “public interest” test, information relating to:

- Para 1 - any individual;**
- Para 2 - the identity of any individual;**
- Para 3 - financial or business affairs;**
- Para 4 - labour relations matters;**
- Para 5 - legal professional privilege;**
- Para 6 - a notice, order or direction;**
- Para 7 - the prevention, investigation or prosecution of crime;**

may need to be considered as “exempt”.

7. Confidential Matters (if any)

To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)



Planning Committee

10th August 2011

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Roger Hill (Vice-Chair) and Councillors Andrew Brazier, Brandon Clayton (substituting for Councillor Peter Anderson), Andrew Fry (substituting for Councillor Robin King), Bill Hartnett, Wanda King and Brenda Quinney

Officers:

S Edden, C Flanagan, A Rutt, S Skinner and J Staniland

Committee Services Officer:

J Smyth

19. APOLOGIES

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

20. DECLARATIONS OF INTEREST

No declarations of interest were made.

21. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 13th July 2011 be confirmed as a correct record and signed by the Chair.

22. PLANNING APPLICATION 2011/087/FUL – LOWANS HILL FARM, BROCKHILL LANE, REDDITCH

Reconstruction of farmhouse building to create two dwellings and conversion of existing barns to create five dwellings, erection of garage buildings and stores

Applicant: Persimmon Homes South Midlands Ltd

The following people addressed the Committee under the Council's Public Speaking rules:

.....
Chair

- Mr R Lee – Objector representing Brockhill Action Group
and Batchley Support Group
Ms V Kendrick – Objector representing CPRE
Ms H Inston – Agent for the Applicant.

RESOLVED that

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

1) the completion of a Planning Obligation to ensure that Redditch Borough Council is paid appropriate contributions in relation to the development for the provision and maintenance of pitches, play areas and open space provision in the locality;

2) the conditions and informatives as summarised in the main report; and

3) the following additional conditions:

“12) No demolition, site clearance or development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of all existing trees and hedgerows on site [and surrounding the site boundaries where tree canopies overhang the site] and details of any trees/hedgerows not to be retained, together with details of any tree surgery works and measures for their protection during the course of development. The tree surgery works and tree/hedgerow protection measures shall be fully implemented prior to occupation.

Reason: To safeguard the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3

13) No demolition, site clearance or development shall take place until all trees and hedges to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

Reason: To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 14) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Statements (PPS.1 and PPS.25).”

(In considering the Planning Application and representations made by public speakers in relation to the protection of historic hedgerows within the Application site and the need for clarity on the means of drainage from the site, the Committee agreed that two additional conditions be attached to the Planning Permission, as detailed in Resolution 3 above.)

**23. PLANNING APPLICATION 2011/152/S73 –
HOMEBASE LTD, ABBEY RETAIL PARK,
ALVECHURCH HIGHWAY, REDDITCH**

Application to vary Condition 5 of Planning Permission Reference 2009/082/FUL to allow retailing to the public from the previously approved mezzanine level

Applicant: Essex County Council Pension Fund

RESOLVED that

having regard to the Development Plan and to all other material considerations, permission be GRANTED to vary Condition 5 of Planning Application 2009/082/FUL, subject to the imposition of the revised condition and summarised informatives, as detailed in the main report.

**24. PLANNING APPLICATION 2011/177/OUT –
LAND EAST OF BROCKHILL LANE, REDDITCH**

This item had been WITHDRAWN from the Agenda by Officers and was not discussed.

(Officers had considered that, in view of the fact that the public consultation period for the application had not been due to finish until on Monday 8th August and the anticipated volume of additional representations that might have been received, it had been agreed that the application be deferred to the next meeting of the Planning Committee scheduled for 7th September 2011 to allow sufficient time for any further representations to be compiled and for Officers to respond to any issues raised that had not already been addressed within the report.)

**25. PLANNING APPLICATION 2011/179/COU –
UNIT 14 NEW MEADOW ROAD,
LAKESIDE INDUSTRIAL ESTATE, REDDITCH**

Change of use from B1 (Business Use to A3 (Café Use)

Applicant: Ms A Bennett

Ms A Bennett, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the following conditions:

- “1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.**

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby approved shall be implemented in accordance with the following plans:**

**Drawing No. 1537.01, date stamped 6th July 2011; and
Drawing No. 1537.02, date stamped 6th July 2011.**

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE),13 of the Borough of Redditch Local Plan No.3.

3. The use hereby permitted shall not commence until a scheme for the installation of odour equipment has been submitted to and approved in writing by the Local Planning Authority and the scheme implanted in accordance with the approved details. Such equipment shall be operated and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of neighbour's amenity, in the interests of the visual amenity of the street scene and in accordance with Policy E(TCR).12 of the Borough of Redditch Local Plan No.3."

(This decision was taken contrary to Officer recommendation in view of the fact that the Committee considered that, the proposed use would complement and serve other commercial uses on the industrial estate. Members further considered that, whilst acknowledging the value of the units as employment land, the proposed use would, itself, provide opportunities for employment and, therefore, granted permission, subject to relevant conditions as detailed in the Resolution above.)

**26. PLANNING APPLICATION 2011/185/FUL –
UPPER FLOOR ADJACENT APOLLO CINEMA,
KINGFISHER SQUARE, REDDITCH**

External extension to upper level of existing
Kingfisher Shopping Centre to provide 772 sq.m of
new restaurant / takeaway floorspace
(Use Class A3-A5)

Applicant: Scottish Widdows PLC and
Scottish Widdows Unit Fund Ltd

RESOLVED 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 in the main report.

**27. PLANNING APPLICATION 2011/186/FUL –
LAND AT WINYATES GREEN ALLOTMENTS,
FURZE LANE, REDDITCH**

Retrospective Application for the installation of a cabin

Applicant: Mr L Clarke

The following people addressed the Committee under the Council's public speaking rules:

Mr J Gardner – supporter
Ms C Edwards – supporter
Mr S Harvey – Supporter
Cllr Malcolm Hall – Ward Member and advocate for applicants
Mr L Clarke – the Applicant.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Retrospective Planning Permission be GRANTED, subject to the following summarised Conditions:

“1. The development hereby approved shall be implemented in accordance with the following plans:

**Drawing No. P2030/49A, date received 12th July 2011;
and
Document ‘A’, date received 12th July 2011.**

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

2. Details of a paint finish to be applied to the exterior surface of the cabin building hereby approved to be submitted to and approved in writing by the Local Planning Authority within one month from the date of the granting of the Consent. The paint finish approved shall be applied to the exterior of the building within three months from the date of the granting of this Consent. The building shall continue to be maintained to the satisfaction of the Local Authority in perpetuity.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy N(BE).13 of the Borough of Redditch Local Plan No.3.

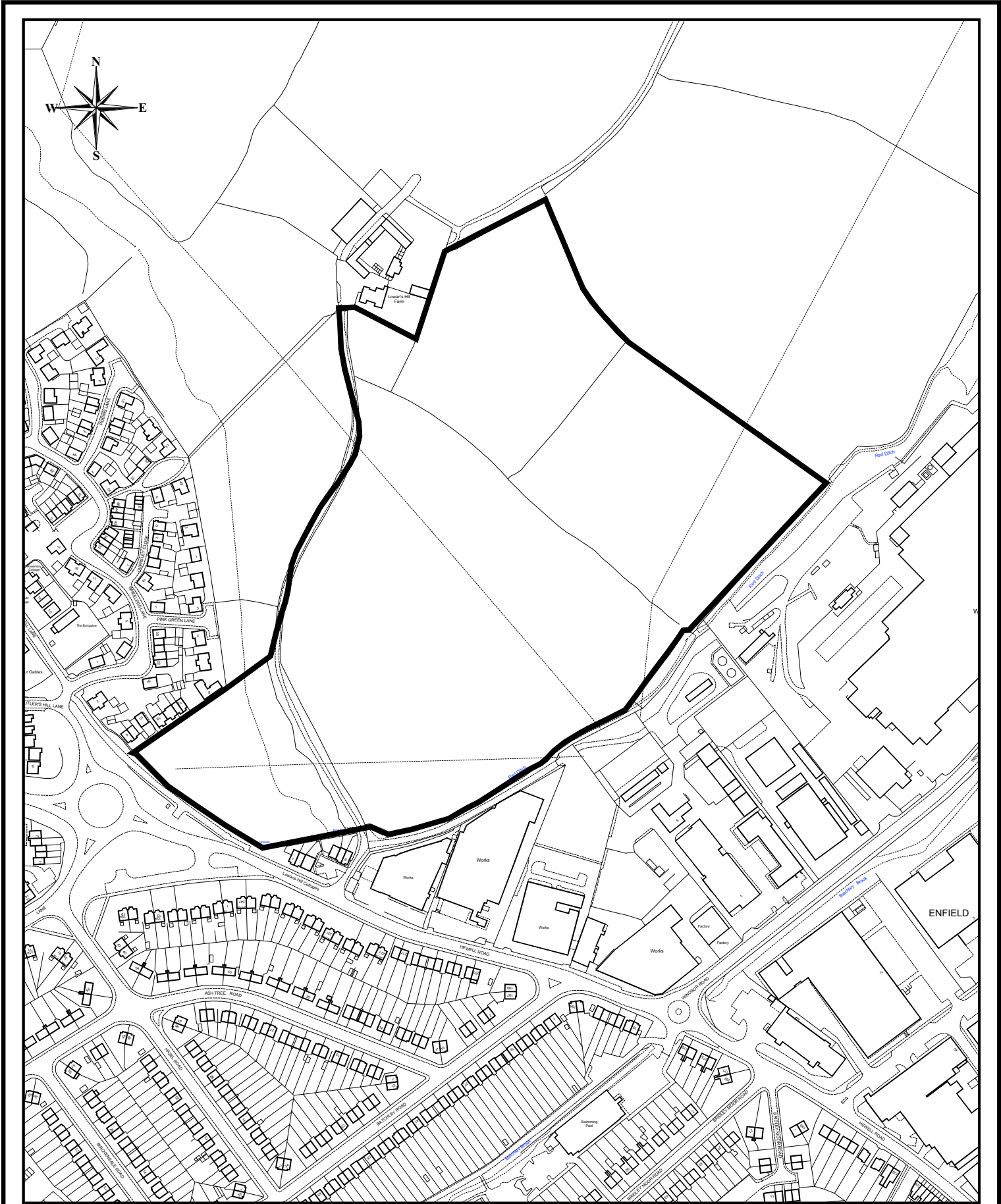
- 3. The cabin hereby permitted shall be used solely for purposes ancillary to the use of the allotments and shall at no time be used for any other purpose, including industrial or for business activities of any description whatsoever.**

Reason: In the interests of protecting residential amenities having regard to the relationship of the building to nearby properties, in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.”

(This decision was taken contrary to Officer recommendation for the reason that Members considered the structure, and the purposes it was proposed the cabin would be used for, would not harm the visual amenity of the area, particularly given its location within the allotment boundary; the proposals for a suitable paint colour and landscaping plan.)

The Meeting commenced at 7.00 pm
and closed at 9.06 pm

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CHAIR



www.redditchbc.gov.uk

Planning Services
Town Hall
Walter Stranz Square
Redditch
Worcs B98 8AH

Project: **2011/177**

Drawn: DW

Drawing: **Proposed Brockhill East Development**

Scale: 1/3500

Drawing No: **P2118/83**

Date: JUL 2011

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Redditch Borough Council LA100024252 2011

**PLANNING
COMMITTEE**7th September 2011

PLANNING APPLICATION 2011/177/OUT**MIXED USE DEVELOPMENT OF 171 DWELLINGS, PUBLIC OPEN SPACE
AND OUTLINE APPLICATION FOR 4,738 SQUARE METRES OF CLASS
B1 (BUSINESS) FLOORSPACE AND ACCESS****LAND EAST OF BROCKHILL LANE, REDDITCH, WORCESTERSHIRE****APPLICANT: PERSIMMON HOMES LTD****EXPIRY DATE: 4TH OCTOBER 2011****WARD: BATCHLEY & BROCKHILL**

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) for more information.

(See additional papers for Site Plan)

Site Description

The site consists of a large area of land which includes the following areas:

The area of land leading from the roundabout at the junction of Salters Lane, Brockhill Drive, Brockhill Lane and Hewell Road north and east where an access road has previously been granted planning permission to the south of the existing residential development at Wheelers Lane.

The area of land east of the access track that leads from Hewell Road to Lowans Hill Farm which includes the land rear of the existing industrial uses on Hewell Road.

Proposal Description

There are two distinct elements to this proposal:

- 1) The first is an outline application including access details for commercial development. Matters of appearance, landscaping, layout and scale are reserved for future consideration, and therefore only the principle of the use and the access details provided are to be considered here. The approximate location of the units is shown on the layout plan, as a result of the access details being provided.

The proposal is for B1 office/business uses to be located to the southern end of the site, along the boundary at the rear of the existing industrial occupiers. The main access road into the site would lie to the north of these units, with the residential accommodation beyond and further north.

**PLANNING
COMMITTEE**

7th September 2011

Access points from the main route into the site are shown, with an indication of how six buildings might be arranged with car parking around them to accommodate these uses, however these details are indicative only at this stage.

- 2) The second element is the full detailed application for 171 dwellings which would be accessed via the road leading from the roundabout, across the existing open space and then along leading eastwards and roughly parallel with the southern site boundary. The existing track to Lowans Hill Farm would be improved to provide access along the side of the open space corridor containing the Red Ditch. At approximately the mid point along the access road, a road leading north would join, and that road would be used to access the remainder of the housing. The housing would front the main access roads and the open space to the west of the site, and as such the layout incorporates rear parking areas and pedestrian routes which permeate the site. To the northern end of the site on the steeper slope between the proposed dwellings and the site of Lowans Hill Farm would be public open space provision.

The dwellings would be a mix of 2, 3 and 4 bed units as follows:

Size	Private Market	Affordable	Totals
2 bed	8	34	42
3 bed	54	20	74
4 bed	49	6	55
	111	60	171

The dwellings proposed are similar in style and design to those on the adjacent recent Brockhill development at Oaklands. They are of brick and tile construction, and 2 – 2½ storeys in height, arranged in small blocks or detached. Around the periphery the dwellings face west across the open space towards the Oaklands, south onto the main spine road proposed and across the valley towards the town centre, and north onto the open space and up the hill towards Lowans Hill Farm. All the dwellings have street frontages. To the eastern boundary of the site, the dwellings face east beyond the site towards what is shown on the masterplan as future open space.

The application also includes the access details for these developments, which are on the road layout, including the main spine roads and the roads that would serve the residential development.

A masterplan has been included within the application to demonstrate how this application *could* be Phase One of a larger development area which would include significantly more housing and a district centre including a school.

**PLANNING
COMMITTEE****7th September 2011**

However, the application for consideration here today could be built as a 'stand alone' housing development as it is a comprehensive scheme in its own right. Therefore, there should be no further consideration of further phases at this stage.

The application is supported by a design & access statement, a climate change statement, a secured by design statement, an open space assessment, an affordable housing delivery plan, a statement of community involvement, a completed West Midlands sustainability checklist, a transport assessment, a residential and workplace travel plan, a flood risk assessment, a noise assessment, a landscape and visual appraisal, an ecological appraisal, a tree assessment, a contaminated land study and an archaeological assessment. Additional economic information demonstrating the potential economic benefits of the proposal on the Borough as a whole has also been provided, covering both during and post construction.

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

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1	(& accompanying documents) Delivering sustainable development
PPS3	Housing
PPS4	Planning for sustainable economic growth
PPS5	Planning for the historic environment
PPS7	Sustainable development in rural areas
PPS9	Biodiversity & geological conservation
PPG13	Transport
PPG17	Planning for open space, sport & recreation
PPG24	Planning and noise
PPS25	Development & flood risk

The government has recently published its draft National Planning Policy Framework document (NPPF). Whilst it is a consultation document and, therefore, subject to potential amendment, nevertheless it gives a clear indication of the Government's 'direction of travel' in planning policy. Therefore, the draft National Planning Policy Framework is capable of being a material consideration, although the weight to be given to it will be a matter for the decision maker's planning judgment in each particular case. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.

**PLANNING
COMMITTEE**

7th September 2011

It is not considered in this case that this policy direction is significantly different from that in the other Development Plan documents that are relevant to this decision, and therefore is not referenced further due to it having only little weight at this stage.

Regional Spatial Strategy

Whilst the RSS still exists and forms part of the Development Plan for Redditch, it does not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that such policy is likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS.

Worcestershire County Structure Plan

SD2	Care for the environment
SD4	Minimising the need to travel
D6	Affordable housing needs
T1	Location of development
T3	Managing car use
T4	Car parking
T10	Cycling and walking
RST4	Recreational walking routes
RST5	Recreational cycling routes
IMP1	Implementation of development

Borough of Redditch Local Plan No.3

CS2	Care for the environment
CS5	Achieving balanced communities
CS6	Implementation of development
CS7	Sustainable location of development
CS8	Landscape character
S1	Designing our crime
B(HSG)5	Affordable housing
B(BE)13	Qualities of good design
B(BE)19	Green architecture
B(BE)28	Waste management
B(BE)29	Construction waste
B(NE)1a	Trees, woodland and hedgerows
B(NE)3	Wildlife corridors
B(RA)3	Areas of development restraint
L2	Education provision
E(EMP)6	North west Redditch master plan – employment
C(T)2	Road hierarchy
C(T)12	Parking standards
R1	Primarily open space
R3	Provision of informal unrestricted open space
R4	Provision and location of children's play areas

PLANNING COMMITTEE

7th September 2011

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging good design
Open Space
Education
Designing for community safety
Affordable housing

Other Relevant Corporate Plans and Strategies

Worcestershire Community Strategy (WCS)
Worcestershire Local Area Agreement (WLAA)
Worcestershire Local Transport Plan (WLTP)
Redditch Sustainable Community Strategy (SCS)

Local Plan Designations

The site includes land designated under 'IN67' for employment purposes, an area designated as an ADR (area of development restraint).

The relevant policies seek to protect IN67 land for employment generating uses such as B1, B2 and B8 and ADR land for residential development beyond April 2011 where it has been subject to a review in a Development Plan Document.

Core Strategy Update

The Core Strategy is the document that will eventually replace the local plan, and is currently working through the process towards adoption. It has been published and consulted upon, and therefore counts as emerging policy to which some weight can be given in the decision making process. The current version is the 'revised preferred draft core strategy' (January 2011).

The Core Strategy contains objectives for the overall approach to development in the Borough up until 2026, as well as strategic policies. The policies that could be considered of relevance to this decision are:

- 4 Sustainable travel and accessibility
- 8 Housing provision
- 9 Effective and efficient use of land
- 21 Historic environment
- 29 Brockhill East strategic site

Policy 29 includes a list of criteria which development on this site and others near it should meet in order for proposals to be considered favourably. It identifies an area east and north of Brockhill where further residential (and other) development to meet the needs of the Borough could reasonably and sustainably be located.

**PLANNING
COMMITTEE**

7th September 2011

Relevant Site Planning History

Application reference	Description	Decision	Date
2011/054/OUT	171 dwellings fully detailed and outline B1 space	Refused	25 May 2011
2010/008/FUL	14 dwellings, open space and access road	Granted	21 April 2010
2009/103/FUL	14 dwellings, open space and access road	Refused	11 Aug 2009
2006/290/OUT	Mixed use A1 retail, B1a office and D1 nursery	Refused Part allowed (not A1 use) at appeal	14 Sep 2006 30 Nov 2007

Application 2011/054/OUT was for a very similar scheme to that proposed here however it also included some land designated as Primarily Open Space. It was refused for the following reason:

The proposed development would represent an intrusion into designated Primarily Open Space as designated within the Borough of Redditch Local Plan No.3. Policy R1 seeks to protect such designated land and the proposal would conflict with criteria i, ii, iii and v of this policy.

These policy criteria relate to the protection of Primarily Open Space for its environmental and amenity value, its recreational, conservation, wildlife, historical, visual and community amenity value, the contribution the site makes to the character and appearance of the area and the location, size and environmental quality of the site. An appeal is now pending with the Planning Inspectorate in relation to that application.

This application has been submitted to address this reason for refusal, following amendments to the proposed scheme.

Public Consultation Responses**Responses in favour**

The **Barn Owl Trust** has commented that subject to conditions the development is acceptable from their perspective.

Responses against

149 letters of objection have been received raising the following concerns:

- No proven need for the development – there are existing vacant residential and commercial units in the town that should be brought back into use

**PLANNING
COMMITTEE**7th September 2011

- Site is unsustainable as it is not close to shops and services
- Approving this application would assume future approval of the masterplan and therefore the loss of Green Belt in the future
- Loss of Green Belt is unacceptable
- Minimal difference from previous application so should be refused for the same reason
- Other issues raised last time not addressed
- The link road along the edge of the open space has not been relocated
- The scheme is an average suburban scheme with insufficient sustainability features, no good design and no CHP scheme included
- Affordable housing is clustered together
- Affordable housing is not clustered together and should be
- Affordable housing should be for purchase not rent, to match the existing tenure patterns in the area
- Car parking areas are not overlooked
- Increase in highway safety issues on existing road network
- 5 arm roundabout will be a highway safety disaster
- No equipped children's play proposed on or near the site
- Should protect the onsite biodiversity and not allow this development
- The development would cause noise, light and air pollution
- Loss of hedgerows is unacceptable
- Insufficient infrastructure capacity
- Flooding will still occur
- Impact of carcasses from F&M not taken into account
- Inadequate parking provision for office accommodation likely to lead to parking overspill
- Premature application as the core strategy is not yet adopted
- Developer/resident negotiations should take place first and developer should listen to local concerns

The last 4 points are not material considerations in the determination of this application and should therefore be discounted.

It should be noted that some of the representations stated that whilst they do not object to the principle of the development, some of the details are of concern, as noted above.

Whilst we have received 149 representations, they do not represent as many as 149 properties, as there are several cases where we have received more than one letter from the same address. There are also several letters that are identical and have been received from several different addresses.

Some anonymous representations have been made, however they are not reported here as they cannot be taken into consideration in the determination of this application.

PLANNING COMMITTEE

7th September 2011

Members of the Committee are reminded that it is the *content* of the representations and *not the quantity* that is a material consideration in the determination of this application.

Consultee Responses

County Highway Network Control

No objections in relation to details of access/parking arrangements subject to conditions and informatives. Following the submission of extensive details and the running of the County highway model, it has been confirmed that there is no requirement for any contribution towards any off-site improvement works as none would be required for the development proposed here. It is however observed that any future development in the generally vicinity would be likely to result in an increase in traffic beyond the capacity of the surrounding road network and thus requiring a contribution towards highway improvements.

Worcestershire Regulatory Services Environmental Health

No objection subject to conditions and informatives including the provision of noise mitigation prior to occupation of any residential properties to protect residents from noise from the adjacent power station.

Drainage Officer

No objections subject to conditions and informatives.

Economic Development Unit

Support the proposals as they would work towards meeting the identified needs of the Borough in employment terms.

Development Plans

Confirm that the proposals are largely compliant with existing and emerging policy framework and raise a few minor issues that are dealt with separately.

Biodiversity Officer

No objections subject to mitigation measures being implemented.

Tree and Landscape Officer

Broadly in support of proposals, subject to additional recommendations which could be addressed through the imposition of conditions.

Leisure Team

No objections

Housing Officer

The tenure type, the mix of sizes of dwellings proposed for affordable provision comply with the requirements of the current housing policies and therefore would go some way towards meeting the identified local housing need in this area and so Housing Officers are able to support this scheme.

PLANNING COMMITTEE

7th September 2011

Waste Management Team

No objection subject to the provision of litter and dog bins on primary paths which can be dealt with through the imposition of conditions and via clauses in the planning obligation.

County Education Officer

No objection subject to clauses within the planning obligation as proposed by the applicant. Confirmation that capacity in local schools exists for this site, but not sufficient to cater for any further phases of development in this area. Therefore, it is suggested that contributions be sought towards the provision of a new school on a later phase, rather than in relation to places that would be needed by the development. This has been included within the draft planning obligation.

County Archaeology

No objection subject to a condition requiring the recording of the Iron Age enclosure found on the site prior to the commencement of any development.

Crime Risk Manager

No objection subject to the imposition of conditions regarding secured by design and agreement of details of the access and gating arrangements.

Worcestershire Wildlife Trust

Welcome design features that encourage biodiversity and so raise no objections subject to conditions to ensure their full implementation and the enhancement of biodiversity opportunities on the site.

Severn Trent Water

No objection subject to a condition regarding drainage details and an informative regarding the protection of on site sewers.

Environment Agency

No objection subject to agreement and implementation of mitigation measures.

Bromsgrove District Council

No comments received.

Health and Safety Executive

No comments to make – scheme not of sufficient size to be considered.

Procedural Matters

This application is reported to Planning Committee for determination because it is a major application recommended for approval, because it has a planning obligation requirement and because more than two letters of objection have been received from separate addresses.

**PLANNING
COMMITTEE****7th September 2011**

Due to the close of the consultation period on Monday 8th August and the anticipated volume of additional representations that might have been received, it was decided that the application be deferred from consideration at the meeting of the Redditch Borough Council Planning Committee on 10th August 2011 and reported to its meeting on 7th September 2011 for consideration and determination. This was to allow sufficient time for Officers to compile any further representations that were received and respond to any issues that might be raised that had not already been addressed.

Assessment of Proposal

The assessment section of this report has been split into two sections below, one to deal with the detailed residential element of the application and one to deal with the outline business element. A section at the end will conclude comprehensively.

Detailed Residential Proposal**Principle**

The residential element of the proposal is located within an area designated within Local Plan 3 as an ADR and as such the site is protected for potential residential development to meet local needs beyond the end of the plan period, subject to consideration in a Development Plan Document (DPD). The emerging core strategy DPD identifies this site and other land around it as a sustainable location for mixed use development including residential, to meet local needs and thus considers it a strategic site. It also identifies a local housing need.

The other evidence that has been compiled to inform the core strategy has also identified a need for residential development and that a development of this size would be required in order for the Borough's housing land supply to be met. The residential development potential at this site contributes towards the Council's five year land supply.

Therefore, it is considered that the principle of the development of this site for residential purposes accords with both the current and the emerging local policy framework and consideration of the details follows.

Affordable Housing

The previous approval of 14 residential units on the adjacent site fell below the threshold at which affordable housing provision is sought (15 units) and thus did not contribute to the Borough stock. However, it was noted that should further development come forward on the adjacent site (i.e. this application site) that the previous consent should be taken into consideration when determining the quantum of affordable housing provided on the site.

PLANNING COMMITTEE

7th September 2011

Therefore, the 171 units proposed here and the 14 already approved have been added together, before establishing the 40% policy requirement of 74 units. These will largely be provided across the current application site, although all of the 14 units previously approved will now be provided as affordable housing as part of this development and the remaining 60 be located within this site, spread throughout it rather than in clusters. This is considered to be an appropriate approach, as it takes a holistic view of the two sites together, which are in the same control, in order that the Borough as a whole benefits from the full provision in accordance with policy requirements.

Open space, play and recreation

The proposed open space shown on site is greater in area than the policy requirement. It is noted that it is the intention of the applicant to transfer the open space to the Council for future maintenance, with a commuted sum towards the maintenance costs. This also complies with the policies set out in the SPD and the identified local need.

It is likely that if further development phases were to occur as per the proposed masterplan and emerging Strategic Site policy, playing pitches would be provided in the vicinity of the current application site as the demand for them would rise to a sufficient level that their provision would be required, however demand from this proposal alone is insufficient to warrant a full contribution. It is recommended that a clause be included in the planning obligation to seek a contribution towards other equipped play provision in the vicinity rather than provide any on site, if future development does not occur within a specified period, in order that no long term deficiency of provision occurs in relation to occupiers of this site.

Design and layout

The design and appearance of the proposed dwellings is similar in style, materials, bulk, massing and size to those of adjacent residential estates at Brockhill further to the west, particularly the recent Oaklands development. It is therefore considered that the overall character and appearance of the proposed residential development would be appropriate to the surrounding developments in the area.

The layout of the proposed dwellings is such that each property would have sufficient amenity space and separation to meet the adopted standards. Therefore there are no concerns regarding overlooking, loss of light, privacy etc between the proposed dwellings.

Both the layout and the design of the dwellings is sympathetic to the topography of the site, such that taller buildings are further down the slope and therefore the overall impact in landscape terms is considered to be appropriate and acceptable.

**PLANNING
COMMITTEE**7th September 2011

The Crime Risk Manager has indicated that the design and the features such as boundary treatments are such that the site would be secure and it is recommended that the conditions are imposed as advised. It is therefore considered that the proposals would not result in any features that would increase crime or compromise safety issues, and that it complies with the policy framework.

The design and location of development is such that it would be unlikely to result in any noise, light or air pollution and there have been no objections on these grounds from Environmental Health Officers when commenting on the proposals.

Landscaping and trees

There is minimal existing planting on the site currently, with the exception of some hedgerows that form field boundaries. These are retained in the form and layout of the proposed new development. The survey of the site and the proposals are considered to be acceptable and the new development proposed includes significant additional trees, including tree-lined avenues along the main thoroughfares.

Highways, parking and access

The highways engineers have raised no objections to the layout and parking arrangements proposed and as such these are considered to be acceptable. The application proposes two spaces per dwelling, which is above the standards for the smaller units, but meets the standards for the larger units. Now that standards are for guidance only, due to the recent change in PPG13 which removed the concept of maximum standards, this is considered to be an acceptable level of provision for this site and the development proposed.

Due to the significant size and nature of the proposal, the County Highway Officer is also advising on the impact of the proposed development on the wider highway network, in order that appropriate requirements can be included in the planning obligation. As noted in the comments above, there are no off-site junction improvements required as a result of this development, as the traffic modelling has demonstrated that the surrounding road network has sufficient capacity for the development proposed.

The main spine route shown proposed through the site, which would access both the residential and B1 elements of the proposal, would be considered as a local distributor road. The Local Plan policies seek to ensure that such roads do not include individual residential driveways and industrial/commercial access points from these roads where they serve more than 150 dwellings, however in this case the Highways Officer has advised that it is considered to be acceptable because the design policies of the Local Plan have been superseded by the national guidance contained within Manual For Streets 1&2.

**PLANNING
COMMITTEE****7th September 2011**

Further, the number of accesses off the main spine route has been minimised through the design process such that each residential access serves several properties, and similarly one of the B1 accesses is to serve several units. There is therefore not perceived to be any likely harm to highway safety from the proposed design, and the junctions all meet the required specifications.

The applicant has also agreed to enter into a bond (for a specified period) to be used for any future unanticipated highway works such as the addition of double yellow lines, in case of need. This is dealt with in the planning obligation section below, which is considered to be welcome.

It is not considered that the location of a road adjacent to, but not intruding into, the designated open space to the west of the site would cause any harm to the amenity value of the open space. This road accesses residential properties, but does not show any continuation that could link in the future to other sites, and therefore previous issues about its future extension no longer apply. Further, it widens the area without any built form beyond the existing open space boundary by designing out a need for rear garden or other boundary treatments greater than those already in existence and thus provides a wider vista up the Red Ditch valley.

Sustainability

Due to the increasing standards demanded through the Building Control regulations separate from the planning process, it is anticipated that this development would be implemented to a highly sustainable standard, if consent is granted. The supporting information indicates that in most areas the proposal is to a good standard of sustainability, and that every dwelling would have features such as water butts, compost bins and secure cycle storage. Building regulations will further require sustainability features to be integrated into the buildings, so the matter needs no further consideration here.

Planning Obligation

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation:

- A contribution towards County education facilities would normally be required in relation to the private market housing proposed; and
- A contribution towards playing pitches, play areas and open space in the area due to the increased demand/requirement from future residents is required in compliance with the SPG; and
- The proposal would also require that 40% of the dwellings be provided as affordable units for social housing in line with SPD policy and their retention for this purpose in perpetuity.

**PLANNING
COMMITTEE****7th September 2011**

However, in this case, the issues are slightly different, as noted under the separate headings above. Therefore, in this case, the planning obligation as proposed would seek the following:

- A contribution towards a future school in the area and a time limit for return of unspent funds; and
- The transfer of the on-site open space to Council ownership with a commuted sum for ongoing maintenance; and
- A potential future contribution towards play equipment; and
- 74 residential units to be provided as affordable housing and retained as such in perpetuity; and
- Highways matters as agreed with County colleagues.

An agreement has been drafted with input from the applicant's and the Council's solicitor on this basis.

Other issues

The Environmental Health Team have sought to restrict hours of construction, however it is not considered that there are sufficient interests to protect to warrant the imposition of such a restriction.

The applicant has submitted plans proposing the future protection of the Red Ditch valley designated primarily open space. These two plans show an area where they would be willing to accept a restriction on any future built form, and an area where they would be willing to agree a landscaping scheme to enhance the existing valley. These areas of land are outside the red line of the application site, however they are within the control of the applicant. Officers do not consider that these are necessary in relation to policy requirements or the proposed development, as any future development in this area would be the subject of a future planning application, and therefore they are not included within the recommendation below.

Outline Business Proposal

The location of the B1 units proposed falls within the IN67 designation within Local Plan 3, which is designated for B1 (business), B2 (general industrial) and B8 (storage and distribution) uses. Both the Local Plan and the evidence base for the emerging core strategy identify a need for this type of development and an appropriateness to site it in this location. As such, the principle of the B1 units proposed in this location is considered to be acceptable.

**PLANNING
COMMITTEE****7th September 2011**

There are no concerns raised by the Highways Officer in relation to the access road and the access points leading from it to the B1 locations, and therefore there are no concerns raised regarding access and safety. Matters of pedestrian/cycle access and parking requirements would be dealt with under the detailed layout provided in a future application and so are not of concern here. The adjacent highway is of a suitable standard that it could support a future bus service which might assist in accessing the site sustainably, however bus service provision is not a matter that can be controlled through the planning arena.

Other Issues

Matters of scale, appearance, layout and landscaping are reserved for a future application where such details would be provided and considered under the policy framework at that time. There are no planning obligation requirements directly related to the business element of the proposal, as the policy framework does not require it.

Linked Issues

The policy framework identified the need for the B1 units within the plan period 2006-2011 on site IN67, however the residential development of the ADR land was not required until after that plan period. Due to the timing of this application beyond the beginning of 2011, and therefore the current local plan period, it is not considered necessary to require that the B1 units be provided ahead of the residential development, as the need for the residential element of the proposals here is as current as that for the B1 uses. In fact, the residential development and resultant implementation of the spine road would make the use of the IN67 land for employment uses more likely and thus to some extent the residential development could be seen as enabling the potential employment uses to come forward.

The regulations require a time limit for commencement of development to be attached to a planning consent, and also, where reserved matters are involved, that a time limit for the submission of further details be attached. In this case, two linked conditions are recommended, to cover the full residential element of the proposal and also the outline B1 elements, such that the residential should commence within the usual three years from granting of consent, and that the B1 element cannot commence until the relevant outstanding reserved matters have been granted and that these should be submitted within three years of the consent being granted and implemented within five years. This reflects the usual standard conditions, but combines them appropriately for the nature of this application.

Conclusion

It is acknowledged that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, it is considered necessary to place weight on the emerging core strategy as well as the local plan.

PLANNING COMMITTEE

7th September 2011

In consideration of all the above matters, it is therefore considered that the proposal complies with the relevant local and national planning policy framework (including the draft national planning policy framework document) in principle and in detail and would be unlikely to cause harm to interests of amenity or safety, providing conditions are imposed.

Recommendation

Officers are seeking an either/or resolution from Members in this case as follows, in that Officers would carry out whichever of the two recommendations below applied:

Either:

1. **That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to:**
 - a) **a planning obligation ensuring that**
 - **On site open space is provided and maintained in perpetuity; and**
 - **Arrangements for a potential future contribution towards equipped play facilities to be paid to the Council is set out; and**
 - **74 residential units are for the provision of social housing in perpetuity; and**
 - **A financial contribution is paid to the County Council towards the future provision of a school in the vicinity of the site;**
 - and**
 - b) **conditions and informatives as summarised below:**

Conditions

1. Development to commence within three years
2. Development to occur only once all reserved matters approved for the part of the site being developed
3. Reserved matters – define and require submission within five years
4. Materials to be agreed
5. Landscaping – what further details required and when to be implemented
6. Tree protection and mitigation
7. Litter and dog bin provision
8. Secured by design
9. Drainage as per STW request – implement agreed mitigation

PLANNING COMMITTEE

7th September 2011

10. As requested by highways
11. As requested by WRS
12. Implementation of appraisals and assessments in full (including additional barn owl surveys)
13. Recording of Iron Age enclosure prior to commencement of development
14. Approved plans specified
15. Marketing strategy for B1 uses to be agreed and implemented.
16. Gate/access details to be agreed
17. Biodiversity enhancement opportunities to be maximised
18. As requested by EA – mitigation work to be agreed and implemented
19. As requested by the barn owl trust – subject to survey results

Informatives

1. Reason for approval
2. Note that there is a S106 agreement attached
3. Secured by Design
4. Drainage info
5. Highways info
6. Environmental health info

Or:

2. **In the event that the planning obligation cannot be completed by 30th September 2011, Members are asked to delegate authority to the Head of Planning & Regeneration to refuse the application on the basis that without the planning obligation the proposed development would be contrary to policy and therefore unacceptable due to the resultant detrimental impacts it could cause to community infrastructure by a lack of provision for their improvements, and that none of the dwellings could be restricted to use for affordable housing in line with current policy requirements.**

PLANNING COMMITTEE

7th September 2011

PLANNING ENFORCEMENT ACTIVITY - SIX MONTH UPDATE

This report provides information in relation to statistics showing enforcement activity for the previous six months.

Recommendation

The Committee is asked to RESOLVE that the information be noted.

Financial, Legal, Policy, Risk and Climate Change Implications

Financial

There are no direct financial implications in the reports.

Legal

Legal implications are as detailed in the reports and as set out in the following Acts (as amended):-

Town and Country Planning Act 1990.
Planning and Compensation Act 1991.
Planning and Compulsory Purchase Act 2004.
Town and Country Planning (Control of Advertisements) Regulations 2007.
Anti-Social Behaviour Act 2003.
Human Rights Act 1998.
Crime and Disorder Act 1998.

Policy

Policy implications are as detailed in individual reports, the Planning Enforcement Policy and as set out in the Borough of Redditch Local Plan No. 3.

Discussion

Planning Committee has asked that detailed information is provided on a six-monthly basis with regard to the use of delegated enforcement powers, notable closed cases and enforcement activity in general.

The report comes in the form of two appendices:

Appendix 1 Review of enforcement activity for the period January to June 2011

Appendix 2 Review of delegated authorisations and notable results for the period January to June 2011

**PLANNING
COMMITTEE**

7th September 2011

The author of this report is Iain Mackay (Senior Enforcement Officer) who can be contacted on extension 3205 (e-mail:- iain.mackay@bromsgroveandredditch.gov.uk) for more information

ENFORCEMENT ACTIVITY

<u>Period:</u>	<u>01/01/11</u>	To:	<u>30/06/2011</u>
Enforcement Complaints registered	→→		141
Current caseload	→→		54
Cases closed			
Closed - ceased	→→		31
Closed - PP obtained	→→		11
Closed - no evidence	→→		11
Closed - permitted development	→→		30
Closed - No Planning issues	→→		44
Closed - Not expedient/other reasons	→→		12
Closed - Notice complied with	→→		9
Enforcement notices			
Enforcement notices	→→		2
Stop notices	→→		0
Temporary stop notices	→→		0
S.215 untidy land notices	→→		0
Breach of condition notices	→→		2
Planning contravention and S.330 notices	→→		7
High Hedge remedial notices	→→		0
Tree replacement notices	→→		0
Number of Notices issued			
Prosecutions initiated	→→		0
Convictions obtained	→→		0
Injunctions granted	→→		0
Injunctions refused	→→		0
Enforcement appeals received			
Enforcement appeals received	→→		1
Enforcement appeals dismissed	→→		0
Enforcement appeals allowed	→→		1

Iain Mackay
Senior Enforcement Officer

Date:

30/06/2011

APPENDIX 2

6 Monthly Update and Review of Enforcement. Use of delegated powers and other ongoing matters. January - June 2011							
Date of complaint	Location	Alleged Breach	Authorised	Committee/ Delegated	Action taken	Review date /Date closed	Status
30/04/2007	Felton Close, Matchborough	Condition of property	Section 215 Notice	Committee	Authorised	21/04/2011	Works completed - Case closed (charge on land)
05/02/2008	Clive Works, Edward Street	Condition of property	Section 215 Notice	Committee	Notice issued	29/12/2010	Demolition approved - pending discussions
13/03/2008	Fenwick Close, Headless Cross	Condition of property	Section 215 Notice	Committee	Notice issued	20/10/2008	Direct action - Out to tender
18/12/2009	Patch Lane, Oakenshaw	Insertion of window	Prosecution	Committee	Notice issued	25/05/2011	Pending eviction of tenant
25/01/2010	Church Green West, Jade Garden	Condition of property	Section 215 Notice	Delegated	Notice issued	15/12/2010	Works ongoing
02/03/2010	Evesham Road, Astwood Bank	Partial change of use to restaurant	Enforcement Notice	Committee	Notice issued	24/02/2011	Enforcement appeal allowed - Case closed
22/03/2010	Grange Road, St Georges	uPVC Windows in listed building	LB Enforcement Notice	Committee	Notice issued	06/06/2011	Notice complied with - Case closed
12/07/2010	Stables Farm Shop, Astwood Bank	Unauthorised extensions and other works	Enforcement Notice	Delegated	Notice issued	14/03/2011	Subject to enforcement appeal
11/01/2011	Beoley Road West	Non-compliance with conditions	Breach of Condition Notice	Delegated	Notice issued	14/02/2011	Notice complied with - Case closed
18/04/2011	Buildland, Oxleasow Road, Moons Moat	Non-compliance with conditions	Breach of Condition Notice	Delegated	Notice issued	07/06/2011	Notice complied with - Case closed

