

Planning Committee

Wed 5th Oct
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.

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- 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 lecturn.

- 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

5th October 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 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 7th September 2011. (Minutes attached)
4. Planning Application 2011/205/FUL - Land adjacent to 4a Upper Hall Close, Ipsley (Pages 5 - 10) Head of Planning and Regeneration	To consider a Planning Application for the erection of a new dwelling and garage. Applicant: Mr A Willis (Report attached – Site Plan under separate cover) (Matchborough Ward);
5. Planning Application 2011/209/FUL - Abbey Hotel Golf and Country Club, Dagnell End Road, Redditch (Pages 11 - 18) Head of Planning and Regeneration	To consider a Planning Application for improvements to leisure facilities at existing driving range, replacement of single storey range building with two storey building to increase the number of golfing bays to thirty one, improvements to range green, to include lake and lighting system, provision of ancillary car parking, access, landscaping and security measures. Applicant: RSM Leisure Ltd (Report attached – Site Plan under separate cover) (Abbey Ward);

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

7th September 2011

MINUTES

Present:

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

Also Present:

M Collins (observer for Standards Committee) and Mr B Sharp (Worcestershire County Council Highways Engineer)

Officers:

R Bamford, A Hussain, I Mackay, A Rutt and S Skinner

Committee Services Officer:

J Smyth

28. APOLOGIES

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

29. DECLARATIONS OF INTEREST

No declarations of interest were made.

30. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the committee held on 10th August 2011 be confirmed as a correct record and signed by the Chair.

.....
Chair

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

Mixed use 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

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

- | | | |
|-----------------|---|---|
| Mr R Lee | - | Objector representing Brockhill Action Group |
| Mrs M Muckle | - | Objector representing Batchley Support Group |
| Miss V Kendrick | - | Objector representing CPRE – Redditch |
| Mrs King | - | Objector representing CPRE – Bromsgrove and Wyre Forest |
| Mrs D Snaddon | - | Objector representing Rowney Green Association |
| Mr A MacPherson | - | Objector representing Mettis Aerospace |
| Cllr L Stephens | - | Ward Councillor and objector representing local residents |
| Mr M Sackett | - | Applicant's Agent |

In addition to the named registered speakers above, the Chair exceptionally allowed objectors, Dr P Merricks and Mr N Ahmed, local residents registered to speak who had withdrawn to allow Mr Lee to speak on their behalf, an opportunity to make brief representations to the Committee on points they considered had not yet been made by other speakers. In view of the number of objectors permitted to speak, the applicant's agent was allowed a commensurate length of time to express support for the application.

During the debate, the Chair also exceptionally allowed Mr B Sharp (a Worcestershire County Council Highway Engineer present at the meeting), to briefly respond to a number of Members' questions in relation to highways matters.

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 Section 106 Planning Obligation to ensure**

- a) on-site open space is provided and maintained in perpetuity;
 - b) arrangements are put in place for a potential future contribution towards equipped play facilities to be paid to the Borough Council;
 - c) 74 residential units are provided for the provision of affordable housing in perpetuity;
 - d) a financial contribution is paid to Worcestershire County Council towards the future provision of a school in the vicinity of the site;
 - e) provision of land for a community Orchard;
- 2) the conditions and informatives as summarised in the man report; and
 - 3) the following additional conditions and informative:

Conditions

“20. Protection of Hedgerows

21. Removal of Permitted Development rights relating to impervious hard standings.”

“**Informative**

7. Request for earliest adoption of highways. “

Or:

- 4) In the event that the Planning Obligation cannot be completed by 30th September 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 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.

(In considering the Planning Application and representations made by public speakers, the Committee acknowledged the importance of protecting historic hedgerows within the Application site and the

need to secure permanent permeable hard standings on residential properties and agreed that two additional conditions be attached to the Planning Permission, as detailed in Resolution 3 above. An additional informative relating to progressing formal highway adoptions as speedily as possible was also agreed.

Officers clarified that matters Members had raised relating to protection of the primary open space, root protection of protected trees, watercourse details and the potential for a Community orchard, would be dealt with either under the standard conditions already specified or within the Planning Obligation.)

32. PLANNING ENFORCEMENT ACTIVITY - SIX MONTH UPDATE

Members received a report which detailed statistics in relation to general enforcement activity, delegated authorisations and notable results for the period January to June 2011.

RESOLVED that

the information in the Appendices to the report be noted.

The Meeting commenced at 7.00 pm
and closed at 9.21 pm

.....
CHAIR

PLANNING COMMITTEE

5th October 2011

PLANNING APPLICATION 2011/205/FUL

ERECTION OF A NEW DWELLING AND GARAGE

LAND ADJACENT TO 4A UPPER HALL CLOSE, IPSLEY, REDDITCH

APPLICANT: MR A WILLIS
EXPIRY DATE: 21 SEPTEMBER 2011

WARD: MATCHBOROUGH

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

(See additional papers for Site Plan)

Site Description

The site comprises garden curtilage associated with the dwelling 4a Upper Hall Close, Ipsley. The site is a level grassed area with Upper Hall Close lying to the west and north. Dwellings numbered 5 to 9 Offwell Road are situated to the immediate south of the application site with rear garden fences serving those properties forming the southern boundary to the application site. Dwellings in the area vary in terms of their size and detailing rather than being uniform in character.

Proposal Description

This is a full planning application to erect a single, three bedrooled detached two storey dwelling and attached single garage. Access to the new dwelling would be gained direct from Upper Hall Close to the north. The existing access serving 4a Upper Hall Close would be unaffected. The dwelling would be formed of brickwork walls under a tiled roof, with materials matching those of dwellings in the surrounding area.

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.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

**PLANNING
COMMITTEE**5th October 2011

Borough of Redditch Local Plan No.3

CS.7	The sustainable location of development
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).13	Qualities of good design
B(BE).19	Green Architecture
C(T).12	Parking Standards (Appendix H)
SPG	Encouraging Good Design

Relevant Site Planning History

1986/385/FUL	Detached bungalow and garage	Refused 9.10.1986
1998/159/COU	Change of use of highway land to domestic garden area	Refused 8.6.1998
1998/234/COU	Re-submission of application 1998/159/COU (above)	Approved 3.7.1998

Public Consultation Responses**Responses in favour**

One letter received. Comments summarised as follows:

- The size of the application site could accommodate a single, detached house in keeping with nearby properties
- Subject to the addition of appropriate landscaping, support can be given

Responses against

Four letters received. Comments summarised as follows:

- Overlooking from the dwelling would occur resulting in a loss of privacy
- Noise levels will increase impacting on amenity
- Wildlife in the area will be affected
- Light to rear gardens would be limited due to the proposed development

Some comments received are not reported here since they are not material considerations in the determination of this application

Consultee Responses***RBC Arboricultural Officer***

No objection

County Highway Network Control

No objection subject to conditions concerning access, turning and parking.

Severn Trent Water

No objections. Drainage details to be subject to agreement with Severn Trent.

PLANNING COMMITTEE

5th October 2011

Procedural matters

This application is put before the Planning Committee because two or more objections to the application have been received, and the recommendation is to grant planning permission.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

Following the amendment and re-issuing of Planning Policy Statement 3 (Housing), 'garden land' is no longer defined as previously developed or 'brownfield' land. PPS3 has also removed the indicative minimum housing density. Officers do not however consider that there are any valid reasons why this urban 'greenfield' site cannot be developed for new residential purposes. This view has been supported in case law since the re-issuing of PPS3. The site is within the urban area and is therefore considered to be in a sustainable location.

Design, appearance and general layout

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house providing it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. The scale of dwelling is considered to be relatively modest compared with that of surrounding built form. The height of the dwelling would be just over 7 metres to ridge which is considerably lower than that of other dwellings in the vicinity. The design and appearance of the dwelling with three small dormer windows to the front and rear and attached chimney is considered appropriate and would generally complement the range of house types found in this part of Ipsley. The proposal would meet all of the Councils spacing standards including minimum garden size and distance between existing (neighbouring) and proposed new window separations. Such standards are contained within the Councils adopted SPG 'Encouraging Good Design'.

Impact upon nearby residential amenity

Officers are satisfied that no loss of residential amenity would result from the proposed development by virtue of loss of light or privacy. The proposed dwelling is located immediately to the north of properties 5 to 9 Offwell Road and therefore there would be no material loss of light to gardens serving these properties. The Councils SPG advises that a distance of 22 metres should exist between rear facing windows on any new dwelling and rear facing windows on any neighbouring dwelling (where those windows are directly facing each other). The proposed dwelling is sited at an angle relative to dwellings 5-9 Offwell Road and the siting of the dwelling relative to those properties would be appropriate. Further, the proposed dwelling would be approximately 1 metre lower in overall height than that of those dwellings in

PLANNING COMMITTEE

5th October 2011

Offwell Road. Officers are therefore satisfied that a dwelling of this size, in this location would not be overbearing or visually intimidating in appearance.

Access

County Highways have raised no objection to the application. Two car parking spaces together with a small single garage are to be provided under the application. Such provision is considered to be appropriate having regard to parking standards for such a development.

Sustainability

In accordance with Policy CS.7, sequentially, the site is considered to occupy a sustainable urban location in preference to more peripheral sites. The orientation of the dwelling is such that passive solar gain can be maximised. A wood burning stove would be installed in the sitting room/lounge. Other energy efficient measures include energy efficient toilet cisterns and rainwater harvesting (water butts). Hardsurfacing within the curtilage of the property would be of porous construction.

Other Matters

Permitted development rights would normally allow the owner of a detached dwelling to attach a single storey structure (such as a conservatory) to its rear elevation to a depth of 4 metres without having to apply for planning permission. In this case, Officers consider that it would be appropriate to attach a condition to any approval, removing permitted development rights in order to bring any potential future alterations / extensions to the building or within its curtilage, under planning control. Recommended condition number 7 below summarises this.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety.

Recommendation

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

1. Development to commence within three years
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Limited working hours during construction period
6. Access, turning and parking
7. Removal of permitted development rights from dwelling and curtilage
8. Development in accordance with plans (listed).

**PLANNING
COMMITTEE**

5th October 2011

Informatives

1. Reason for approval
2. Drainage details to be in agreement with Severn Trent Water
3. NB Highway informatives 4 and 5.

PLANNING COMMITTEE

5th October 2011

PLANNING APPLICATION 2011/209/FUL

IMPROVEMENTS TO LEISURE FACILITIES AT EXISTING DRIVING RANGE. REPLACEMENT OF SINGLE STOREY RANGE BUILDING WITH TWO STOREY BUILDING TO INCREASE THE NUMBER OF GOLFING BAYS TO 31. IMPROVEMENTS TO RANGE GREEN TO INCLUDE LAKE & LIGHTING SYSTEM, PROVISION OF ANCILLARY CAR PARKING, ACCESS, LANDSCAPING AND SECURITY MEASURES

ABBAY HOTEL GOLF AND COUNTRY CLUB, DAGNELL END ROAD, REDDITCH

**APPLICANT: RSM LEISURE LTD
EXPIRY DATE: 30TH OCTOBER 2011**

WARD: ABBEY

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

Existing large site containing hotel and leisure complex buildings to north western corner accessed from Hither Green Lane's western end, with a golf course wrapping around three sides (not the north) with a residential development of around 180 houses located in the middle of the golf course in a horse shoe shape. Within this shape are the first few holes of the golf course, and the remainder are on the outside of the horse shoe, to the south. Most residential properties are either not immediately adjacent to the golf course, or back onto it.

To the centre of the golf course is an existing driving range facility, with a covered area for golfers and a large grassed area to aim for, with markers etc. and to the south of the golf course is open space beyond which is Church Hill North and the Abbey Stadium site.

Proposal Description

This application proposes several elements which combine to form overall improvements to the existing driving range facility, as follows:

- To replace the existing driving range building with a larger, two storey building. The replacement building would be located 7m further forwards, in order to have a lower floor level and thus be set down within the landscape. It would be two storey, with bays at both levels. It would increase provision from 11 to 31 bays, with 15 at ground floor level and 16 at first floor level. There would be an entrance area with

PLANNING COMMITTEE

5th October 2011

WC, stairs to first floor and ball dispensing facilities. The building would be of similar materials to those of the existing hotel complex (brick and tile). The building would be fitted with modern golfing technology to increase the accessibility and appeal of the development to all golfers.

- To alter the green of the driving range by adding a lake to improve the drainage of the whole golf course site, adding greens to practice aiming at and by installing a lighting system. A floating green would be included within the lake, along with a facility for retrieving golf balls that land in the water. The lake would aid the natural drainage of the range, which has had some water retention issues previously at the far end. A bund would be added at the end of the golf range to screen the facility from neighbouring occupiers and help to keep balls within the range limits. The lighting proposed consists of four lamp columns within the parking area, each 6m tall, some within the range building at first floor level shining downwards and 16 low level bollard lights with a very directed beam in the range. This is a modern design of lighting that is proposed in order to minimise any light spill both horizontally and vertically, whilst being effective for its purpose. It is also proposed that the lighting would be illuminated only when necessary, and only between 8am and 10pm.
- The facility would be accessed using the existing track off Hither Green Lane, which would be improved and the sandy surfacing retained for drainage purposes. A barrier entry system well back from the highway would be installed, and an area for parking provided in front of the driving range building, between the existing hotel complex and the range which faces away from the hotel building. This area would accommodate 31 parking spaces and one disabled space, as well as secure covered cycle parking provision.
- Associated landscape improvements are also proposed and no trees are to be lost as a result of this development.

The application is supported by a Design & Access Statement, a planning statement, an ecological appraisal, a photographic schedule, a FRA, a tree assessment report and full details of the proposed lighting scheme, as well as a noise impact assessment and an obtrusive lighting study.

An amended plan has been received re-locating the gate to avoid the root protection zone of the adjacent mature oak tree.

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

**PLANNING
COMMITTEE**

5th October 2011

legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development

PPG17 Planning for open space, sport and recreation

PPG24 Planning and noise

PPS25 Development and flood risk

Worcestershire County Structure Plan

SD1 Prudent use of natural resources

SD2 Care for the environment

SD4 Minimising the need to travel

CTC6 Green open spaces and corridors

T1 Location of development

T3 Managing car use

T4 Car parking

T10 Cycling and walking

RST1 Criteria for the development of recreation and sports facilities

Borough of Redditch Local Plan No.3

CS1 Prudent use of natural resources

CS2 Care for the environment

CS7 The sustainable location of development

CS8 Landscape character

S1 Designing out crime

BBE13 Qualities of good design

BBE19 Green architecture

BNE1a Trees, woodland and hedgerows

CT12 Parking standards

R1 Primarily open space

SPD: Designing for Community Safety

The site is wholly within an area designated as Primarily Open Space and within the Arrow Valley Park on the Local Plan proposals map. The site is identified as open space in use for sports provision within the typology of open space in the Local Plan.

Emerging Policies

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.

**PLANNING
COMMITTEE**

5th October 2011

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.

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.

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. These include support for the enhancement of existing leisure facilities to the benefit of the community and the local economy.

Relevant site planning history

Appn. no	Proposal	Decision	Date
1987/580	Covered all weather practice and tuition facilities	Granted	15/8/1988
2010/237/ADV	Signage	Granted	10/11/2010
2010/288/FUL	Improvement of driving range etc	Refused	10/11/2010

Other applications have been made in relation to the site as a whole, but these are the only ones relating to this specific parcel of land and its use.

Public Consultation Responses**Responses against**

Eight comments received raising the following points:

- Light pollution
- Noise pollution
- Over development
- Increased hours of operation
- There was no lighting before so why allow it now?
- Inappropriate in densely populated residential area such as this
- Should provide a sound/visual barrier

PLANNING COMMITTEE

5th October 2011

Consultee responses

County Highway Network Control

No objection subject to conditions regarding access and surfacing

WRS: Environmental Health

No objection subject to conditions regarding construction times and informatives regarding light and odour.

Landscape and Countryside Manager

No objection following receipt of amended plans, subject to condition regarding implementation of tree protection measures proposed

Drainage Engineer

No comments received

Procedural matters

This application is reported to Planning Committee for determination because it falls within the major category and is recommended for approval and because there are more than two objections.

Assessment of Proposal

The key issues for consideration in this case are as follows:

Principle

The improvement of existing sport and recreation facilities on the edge of settlements is supported in the local plan and the structure plan policies, providing that there are no other harmful effects to outweigh the support of a proposal. Therefore, the principle of the proposed development is considered to be acceptable in this case, and the details are considered below.

Design and layout

The design of the proposed building is considered to be sympathetic to the existing built form on the site, and not substantially different from the existing driving range building. Whilst the building would be taller than the existing, its location on lower ground would mitigate some of the additional impact that this could cause and it is not considered that the additional height would result in a significant increase in impact on the visual amenities of any of the surrounding residents. The nearest residents are those whose rear gardens would face the side of the proposed building and are at a distance of more than 100m from it. Those who would face the open bay side of the building are at a distance of at least 270m from the proposed range building. It is therefore considered that the visual impact of the open space would be minimal as a result of this proposal.

The layout has been designed to minimise any negative impacts and contain the use and activity as much as possible, and as such is considered to represent a good design solution which is compliant with policy requirements.

**PLANNING
COMMITTEE**5th October 2011

Impact on residential amenity

Due to the significant distance between gardens/dwellings and the proposed built form, it is not considered likely that the proposal would cause any harm to visual amenity or privacy. It is also considered that this distance would not result in any undue or significant increase in noise disturbance to surrounding residents and no objections have been raised by expert officers in regard to the supporting documentation.

The proposed bund to the southern end of the driving range is considered to result in a visual barrier that would screen the driving range and activities from residential properties as well as possibly providing some sound attenuation to a small degree. The proposed bund is no taller than small trees would be, and thus would not be sufficient to be visually intrusive. It would also help to form a barrier that prevents balls from being sent too far down the range and into areas where they would not be welcomed. As such, the bund is considered to be an appropriate and positive feature of the proposal. The noise impact assessment has also been agreed as reasonable by Officers, and as such there is no reason to suspect that the proposed development would cause any significant noise disturbance to surrounding residents.

Landscaping and trees

There are no plans to remove any mature planting that currently exists on site, but simply to add to the existing landscaping proposals and as such it is considered that these proposals would be welcomed as they would add to the biodiversity of the open space.

Highways and access

The adopted maximum parking standards for a driving range of this size would result in a requirement for 62 car spaces, 3 disabled spaces, 6 cycle parking spaces and 3 motorcycle parking spaces. If only the additional 20 bays are taken into account, these figures reduce to 40 car parking spaces, 2 disabled spaces, 4 cycle spaces and 2 motorcycle spaces. The application proposes 31 new parking spaces and one disabled space adjacent to the range building. It is hoped that some visitors would use the driving range as well as other leisure facilities on the site, and therefore be likely to use the existing parking provision. For example, someone staying at the hotel and using the driving range doesn't require one parking space for each use – that would be double counting. It is therefore considered that a reduction in the maximum standards is acceptable in this case as parking provision already exists for the existing hotel and associated facilities, including the existing smaller driving range.

Other issues

The lighting scheme proposed is designed to cause minimal pollution and light spill. The bollards within the golf course area would not result in the spill of light either horizontally beyond the driving range, or vertically. Thus there should be no residual glow of light upwards or around the facility because the light would be specifically directed in certain areas and ways. It is therefore

PLANNING COMMITTEE

5th October 2011

considered that this would not cause any detrimental impacts either on the wider area or on the surrounding residential amenities, particularly given the proposed times of use. The assessment submitted supports this view and is accepted by expert officers who have been consulted. It is, however, recommended that if consent is granted, a condition be imposed to ensure that the lighting is only on between 8am and 10pm and only when the ambient lighting conditions are sufficiently low to warrant their usage. Thus the lighting should never be on at noon, for example, when it would not ever be required.

Whilst the previous proposal was refused on the basis of potential harm to residential amenities from light and noise pollution, the additional information now submitted is considered to demonstrate that these concerns are not supported by evidence, which expert officers from WRS are in agreement with, and therefore these reasons for refusal cannot reasonably remain.

Sustainability

The supporting information suggests that sustainability has been taken into account when designing the scheme, such as using locally sourced materials, encouraging travel by bicycle and the low-power low-spill lighting scheme. It is therefore considered that the sustainable objectives of the planning system have been included within the proposed development. The proposed permeable surfacing is also welcomed and does much to aid sustainability and drainage.

Conclusion

It is considered that the proposed development is compliant with policy requirements and unlikely to cause significant harm to interests of amenity or safety and as such is considered to be acceptable.

Recommendation

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

1. Commence within three years
2. Hours of use of lighting restricted to hours of darkness between 0800 and 2200 only
3. Lighting to be installed as per details provided with application
4. Highways conditions
5. Permeable surfacing to be retained for the lifetime of the development
6. Approved plans (and details) specified

Informatives

1. Reason for approval
2. Light
3. Odour
4. Highways informatives

