

# Planning Committee

Wednesday 15th August  
2012  
7.00 pm

Council Chamber  
Town Hall  
Redditch



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# Access to Information - Your Rights

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Your main rights are set out below:-

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- 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 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:

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

**Janice Smyth**  
**Democratic Services Officer**  
**Town Hall, Walter Stranz Square, Redditch, B98 8AH**  
**Tel: (01527) 64252 Ext. 3266 Fax: (01527) 65216**  
**e.mail: [janice.smyth@bromsgroveandredditch.gov.uk](mailto:janice.smyth@bromsgroveandredditch.gov.uk)**

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



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

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

in accordance with the running order detailed in this agenda 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 the application;
  - c) Applicant to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
  - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
  - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

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**Notes:**

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.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 the Democratic Services Team **by 12 noon on the day of the meeting.**

**Further assistance:**

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

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

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

# Welcome to today's meeting.

## Guidance for the Public

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### ***Agenda Papers***

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

### ***Chair***

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Democratic Services 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 Democratic Services Officer.

### ***Special Arrangements***

If you have any particular needs, please contact the Democratic Services 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 Democratic Services 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.**



# PLANNING

## Committee

15th August 2012

7.00 pm

Council Chamber Town Hall

### Agenda

#### Membership:

Cllrs: Andrew Fry (Chair) Roger Hill  
Joe Baker (Vice-Chair) Wanda King  
Michael Chalk Brenda Quinney  
Brandon Clayton Yvonne Smith  
Bill Hartnett

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	To invite Councillors to declare any interest they may have in the items on the Agenda.
<b>3. Confirmation of Minutes</b> (Pages 1 - 8)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 18th July 2012.  (Minutes attached)
<b>4. Planning Application 2012/122/OUT - Land Adjacent 1 Springhill Cottage, Foxlydiate Lane, Redditch</b>  (Pages 9 - 14)  Head of Planning and Regeneration	To consider a planning application for four new detached dwellings.  Applicant: Mr P Williams  (Report attached – Site Plan under separate cover)  <b>(West Ward)</b>
<b>5. Planning Application 2012/161/FUL - The Elms, 42 Bromsgrove Road, Redditch</b>  (Pages 15 - 20)  Head of Planning and Regeneration	To consider a planning application for a proposed residential development forming seven apartments with ancillary car parking and amenity space.  Applicant: Ms M Pardoe  (Report attached – Site Plan under separate cover)  <b>(Central Ward)</b>

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<p><b>6. Planning Application - 2012/169/FUL - Thorlux Lighting, Merse Road, Redditch</b></p> <p>(Pages 21 - 26)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a planning application for a proposed storage / warehouse (class B8) extension.</p> <p>Applicant: Mr T Cooper</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Church Hill Ward)</b></p>
<p><b>7. Exclusion of the Public</b></p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p><b>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</b></p> <p><b>These paragraphs are as follows:</b></p> <p>subject to the “public interest” test, information relating to:</p> <p><b>Para 1 - <u>any individual;</u></b></p> <p><b>Para 2 - <u>the identity of any individual;</u></b></p> <p><b>Para 3 - <u>financial or business affairs;</u></b></p> <p><b>Para 4 - <u>labour relations matters;</u></b></p> <p><b>Para 5 - <u>legal professional privilege;</u></b></p> <p><b>Para 6 - <u>a notice, order or direction;</u></b></p> <p><b>Para 7 - <u>the prevention, investigation or prosecution of crime;</u></b></p> <p><b>may need to be considered as “exempt”.</b></p>
<p><b>8. Confidential Matters (if any)</b></p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>





## Planning Committee

18th July 2012

### MINUTES

#### Present:

Councillor Andrew Fry (Chair), Councillor Joe Baker (Vice-Chair) and Councillors David Bush (substituting for Councillor Brandon Clayton), Michael Chalk, Bill Hartnett, Wanda King, Brenda Quinney and Yvonne Smith

#### Also Present:

Mr D Pilcher (Highways Officer for Worcestershire County Council)

#### Officers:

R Bamford, A Hussain, A Rutt and S Williams

#### Committee Services Officer:

J Smyth

#### 10. APOLOGIES

Apologies for absence were received on behalf of Councillors Brandon Clayton and Roger Hill.

#### 11. DECLARATIONS OF INTEREST

There were no declarations of interest made.

#### 12. CONFIRMATION OF MINUTES

##### RESOLVED that

the minutes of the meeting of the Planning Committee held on 20th June 2012 be confirmed as a correct record and signed by the Chair.

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Chair

**13. PLANNING APPLICATION 2012/099/FUL - 205 EVESHAM ROAD, HEADLESS CROSS**

Erection of a pair of semi-detached dwellings

Applicant: Mr John Howl

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives summarised in the report.**

(Owing to her late arrival subsequent to the start of the meeting and in view of the fact that the Officers report on this matter had already commenced, in accordance with the Committee's procedural rules, Councillor Yvonne Smith took no part in nor voted on this particular item.)

**14. PLANNING APPLICATION 2012/117/FUL - UNIT 45 HEMING ROAD, WASHFORD, REDDITCH**

Proposed 1095 sq.m freezer extension, including the construction of a 30 sq. m link corridor to an existing coldstore facility and various site works

Applicant: Mrs Owrid

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives summarised in the main report and the following additional conditions:**

**“11. the parking of refrigerated lorries overnight shall take place only in the service yard area of Unit 45 Heming Road, as shown on the proposed Site Plan.**

**12. the vehicular access off Matchborough Way hereby approved shall only be used between the hours of 07.00 to 19.00. The vehicular access off Heming Road shall be used outside of these hours.”**

(Having considered all of the information provided, Members were in agreement that the imposition of the two additional conditions, as detailed at 11 and 12 above, would assist in mitigating any potential noise issues from the new access road off Matchborough Way for nearby residential areas.)

**15. PLANNING APPLICATION 2012/120/OUT - LAND AT WEIGHTS LANE, REDDITCH**

Outline Application for a mixed use development of up to 200 dwellings, 5000m<sup>2</sup> of B1 Office floorspace with associated open space and access arrangements

Applicant: Gallagher Estates Ltd

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Outline Planning Permission subject to:**

- 1) Planning Permission for the associated open space on land to the north of Weights Lane being granted by Bromsgrove District Council;**
- 2) a satisfactory Planning Obligation ensuring**
  - 1) on site open space and play equipment is provided and maintained in perpetuity;**
  - 2) off-site playing pitch contributions;**
  - 3) 40% residential units are for the provision of social housing in perpetuity;**
  - 4) a financial contribution is paid to the County Council towards primary education provision;**
  - 5) sustainable drainage solutions are implemented and transferred with an ongoing maintenance contribution;**
  - 6) contributions towards Sustainable Schemes relating to footpaths, cycle routes and the B1 development; and**
  - 7) contributions towards enhancements of the subway and links to it;**

- 3) **the Conditions and informatives as summarised in the main report but with Conditions 17 and 18 being amended to include the following:**
- “17. details / provision of dropped kerb provision in residential areas;
18. wording to include provision of communal/visitor car parking”;
- 4) **the following additional Condition and Informatives:**
- Condition**
- “20. Prior to the submission of reserved matters application, roundabout design to be agreed and then implemented as per the agreed design”;
- Informatives**
- “8) Satisfactory outcome for a safe crossing across Birmingham Road to be secured;
- 9) Section 106 to secure control of highway adoption / education / time clauses and related matters where possible;
- 10) include gateway design feature in relevant reserved matters Application”; and
- 5) **any minor amendments as necessary in response to Bromsgrove District Council’s decision, such as further additional or amended conditions.**

(During consideration of this item a number of concerns were highlighted in relation to Section 106 matters, highway safety and parking issues and proposals for a “gateway” landmark. In view of the concerns expressed and the Committee’s wish to ensure the best possible outcomes for the Borough at Reserved Matters stage, a number of amendments to conditions and additional informatives were agreed, as detailed above.)

**16. PLANNING APPLICATION 2012/132/S73 - TEARDROP SITE,  
BORDESLEY LANE, REDDITCH**

Removal of conditions 19 to 24 of Planning Permission  
2011/258/FUL  
and replacement with two conditions specifying works to Riverside  
roundabout

Applicant: Sainsbury's Supermarkets Ltd

Miss A Arnall, the Applicant's Agent, 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 conditions and informatives as stated below:**

- 1) **Conditions 1 to 18 (inclusive) attached to Planning Permission 2011/258/FUL; and**
- 2) **additional Condition 19**

**"Off-site highways works to be done to the satisfaction of the Highways Authority prior to commence of trade to the public from the site."**

**Informatives**

- 1) **Reason for approval**
- 2) **As attached to Planning Permission 2011/258/FUL.**

**17. PLANNING APPLICATION 2012/145/EXT - ASTWOOD FARM  
HOUSE, ASTWOOD LANE, ASTWOOD BANK**

Extension of Time Application for  
2009/105/FUL and 2009/071/LBC  
Proposed demolition of derelict outbuilding  
adjacent to Listed Building and replace  
with double garage

Applicant: Mr J Lavery

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission to allow an extension of**

**time for a further three years to implement the consents granted under 2009/105/FUL and 2009/071/LBC, be GRANTED, subject to the conditions and informatives summarised in the report.**

**18. PLANNING APPLICATION 2012/148/COU - BUILDING F, ASTWOOD BUSINESS PARK, ASTWOOD FARM, ASTWOOD LANE, ASTWOOD BANK**

This item was DEFERRED from the Agenda by Officers and was not discussed.

**19. APPEAL OUTCOME - 3 OUTWOOD CLOSE, OAKENSHAW, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of consent relating to work on a protected tree, made by Officers under delegated powers, namely:

Application TPO/2011/055  
Request to fell a protected Oak Tree in front garden

Members noted that the appeal against the Council's decision to refuse consent to fell the protected tree had been considered and dismissed by the Inspector on the grounds that, as the Oak tree was healthy and in good condition and provided landscape value to the residential area, the issues raised were insufficient to justify its removal.

**RESOLVED that**

**the item of information be noted.**

**20. APPEAL OUTCOME - MASON HOUSE, 96 EVESHAM ROAD, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of planning permission for a change of use, made by Officers under delegated powers, namely:

Application 2011/333/COU  
Change of use of ground floor from A1 (Shops)  
to A2 (Financial and Professional Services)

Members noted that the appeal against the Council's decision to refuse Planning Permission had been allowed by the Inspector on the grounds that, as the premises had previously been used for an A2 use for a significant period of time prior to the current A1 use, he

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considered that reverting to an A2 use again would not be detrimental to the district centre and its ability to provide for basic daily needs.

**RESOLVED that**

**the item of information be noted.**

The Meeting commenced at 7.00 pm  
and closed at 9.20 pm

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CHAIR





## **PLANNING COMMITTEE**

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**PLANNING APPLICATION : 2012/122/OUT**

**4 NEW DETACHED DWELLINGS**

**LAND ADJACENT 1 SPRINGHILL COTTAGE, FOXLYDIATE LANE,  
REDDITCH**

**APPLICANT: MR P WILLIAMS  
EXPIRY DATE: 23RD AUGUST 2012**

**WARD: WEST**

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

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

### **Site Description**

Overgrown gap site, bounded to north by private drive leading to small residential development from late 20<sup>th</sup> century. To the east/south is a pair of older dwellings at much lower level, along with development to the south in Springhill Gardens, which is modern and at a lower level. To the west of the site lies a small historic house with thatched roof and substantial mature greenery all around. To the north of the site beyond the private drive known as Springvale Drive is an area of open space with a footpath leading from Foxlydiate Lane to Reynards Close.

The area as a whole is residential, with a range of ages of properties, largely dating from the late twentieth century and of brick and tile construction.

### **Proposal Description**

This is an outline application with matters of access and layout included for consideration only. Therefore, appearance, landscaping and scale are reserved matters for future consideration.

The proposed plans have been amended and now show the site being accessed from Springvale Drive to the north, with four dwellings facing onto that road and the open space to the north. The dwellings would be set back sufficiently to allow car parking to their frontages, and their rear gardens would face south.

**Relevant Key Policies:  
*NPPF***

***Regional Spatial Strategy***  
No specific relevance in this case

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***Worcestershire County Structure Plan***

No specific relevance in this case

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

CS2 Care for the environment

CS7 Sustainable location of development

S1 Designing out crime

B(HSG)6 Development within or adjacent to the curtilage of an existing dwelling

B(BE)13 Qualities of good design

B(NE)1a Trees woodland and hedgerows

The site is undesignated and lies within a predominantly residential area

***Supplementary Planning Guidance***

Encouraging good design

Designing for community safety

***Emerging policies***

The draft 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 draft Core Strategy contains objectives for the overall approach to development in the Borough up until 2026, as well as strategic policies. A further version will be published in the future prior to its examination and adoption for use, for which the evidence base is currently being compiled and published.

**Relevant site planning history**

<b>Application no.</b>	<b>Description</b>	<b>Decision</b>	<b>Decision date</b>
98/388	Outline for 3 dwellings	Withdrawn	26/1/99
99/134	Resubmission of 98/388	Refused	8/7/99
02/172	Residential development	Withdrawn	18/7/02

**Consultation Responses*****Public***

Seven letters of objection received raising the following points:

- Increase in traffic on access road would cause safety concerns
- Visibility splay where access meets Foxlydiate Lane is insufficient and further usage would increase potential highway dangers

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- Potential contaminated land due to use of site for burning of rubbish – needs to be addressed
- Concern over impact on Public Right of Way (PROW) network
- Keen to ensure retention of thatched cottage 'The Thatch' on Foxlydiate Lane
- General support was expressed for the redevelopment of the site – it appears to attract litter due to its lack of use, but not in current format

Other matters such as land ownership and maintenance of a private road have been raised but these are not material to this decision so are not reported here.

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

Objected to the original proposal however their original concerns have now been overcome and they raise no objections subject to conditions to ensure that the visibility splay onto Foxlydiate Lane and the on-site parking spaces are provided prior to the occupation of the dwellings.

***Arboricultural Officer***

No objections, but notes that existing vegetation could and should be protected for the future and that more detailed information would be required at reserved matters stage in order to cater for this going forwards.

***WRS***

No objection subject to conditions regarding noise/construction hours, light and odour

***County Rights of Way Officer***

Notes that there is a PROW in the vicinity of the site and makes no objection subject to its continued accessibility during and after construction.

***Severn Trent Water***

No objection subject to condition

**Assessment of proposal**

The key issues for consideration in this case are the principle of development, the access and the layout.

**Principle**

The application proposes residential development on a site that is undesignated but lies within the defined town of Redditch. This is therefore considered to be a suitable location for residential development as it would be more sustainable than more rural areas less well served by facilities. The applicant has demonstrated that there are travel links to the site for a variety of modes of transport, and thus that it meets the requirements of a residential development site. This is the objective of local and national planning policies,

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and therefore the principle of development on this site is considered to be acceptable.

In the interests of sustainability and climate change and in line with current policy guidance, it is recommended that conditions be imposed requiring that the development reach at least minimum standards of sustainability, and hopefully better.

### Access

The access to the site from Foxlydiat Lane shown on the amended plans is now considered to be acceptable, as it results in an improvement to the existing visibility splay in order to make access and egress safer for users of Springvale Drive. This would be beneficial to existing residents of this private drive and also to potential future residents on the application site and is necessary due to the slightly increased usage that the proposed development would be likely to cause. The on plot parking meets the relevant size and quantity standards and would be safe to access from the private road such that there are no concerns raised on matters of access and highways as the proposal is compliant with the policy framework and would not raise safety concerns.

Springvale Drive is a private road, however it is considered to have sufficient capacity to accommodate both the existing traffic and that which would be generated as a result of the proposed development, providing that the improvements to the visibility are implemented prior to occupation of the new dwellings.

### Layout

The proposed layout is similar to that of other adjacent residential development and as such is considered to be appropriate on this site. The separation distances between proposed and existing dwellings meet the policy requirements, and are therefore considered acceptable. The layout provides for sufficient on plot parking and more than the minimum amenity space requirements. Therefore the layout is considered to be acceptable as it complies with the policy requirements and would not cause any harm to existing residential amenity.

### Other issues

Following comments received, the matter of the PROW has been drawn to the attention of the agent, however it is recommended that an informative be attached to any consent granted to ensure that the matter is not overlooked in the future. The development would not alter the course, accessibility or surfacing of the existing route on the ground. It's protection and use during construction is not a planning matter.

Due to the difference in levels between this site and that to the south, it is considered appropriate to seek appropriate boundary treatment at the rear of

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the gardens, and a condition is recommended accordingly and the details can be dealt with at the landscaping reserved matters stage. Further, the information that will be required in support of the following application should be required by condition too.

### Conclusion

The proposal is considered to be compliant with the relevant policy framework, and would not result in harm to amenity or safety and as such is considered to be acceptable in its amended form as detailed and discussed above.

### Recommendation

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

### Conditions

1. Time limit for commencement of development
2. Reserved matters for submission and their timing
3. Dwellings to be to code for sustainable homes level 3 or better
4. As requested by highways
5. Approved plans specified
6. STW drainage condition
7. Hours of construction restriction
8. Tree info as part of landscaping RM to be provided

### Informatives

1. Reason for approval
2. WRS matters flagged up
3. PROW matter flagged up
4. Highways notes as requested
5. NB tree officer comments in detailed design work

### **Procedural matters**

The application is reported to Planning Committee as more than one letter of objection has been received and a favourable recommendation has been made.



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### **PLANNING APPLICATION 2012/161/FUL**

#### **PROPOSED RESIDENTIAL DEVELOPMENT FORMING SEVEN APARTMENTS WITH ANCILLARY CAR PARKING AND AMENITY SPACE**

#### **THE ELMS: 42 BROMSGROVE ROAD, REDDITCH**

**APPLICANT: MS M PARDOE**  
**EXPIRY DATE: 15TH AUGUST 2012**

**WARD: CENTRAL**

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

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

#### **Site Description**

The site lies close to the town centre in an area of mixed residential and commercial use. Immediately to the east is the Trades & Labour Club which is accessed from Britten Street. The site measures approximately 800 m<sup>2</sup> and comprises land to the rear of numbers 42-44 Bromsgrove Road. The application site itself is a roughly landscaped area and informal car parking area accessed via a private driveway leading from Bromsgrove Road. Numbers 42 and 44 are detached two storey villas which are included on the Councils Schedule of Buildings of Local Interest (The Local List) since they are of local heritage interest. These former villas have been converted into flats and date from the mid 19<sup>th</sup> century. They are formed of brickwork walls under hipped slate roofs. They are both well set back from the Bromsgrove Road with front gardens containing a number of mature trees covered by the Bromsgrove Road Tree Preservation Order (TPO).

#### **Proposal Description**

Permission is sought to erect an apartment block which would contain 7 no. one bedroomed apartments together with car parking spaces. The building would provide accommodation over three storeys with flats 1, 2 and 3 on the ground floor, flats 4, 5 and 6 on the first floor, with a further seventh flat at second floor level. The building would measure 14.5 metres in length, 10 metres in width with a height to ridge of 8.5 metres. Two small dormer windows are proposed to be positioned to the rear facing roofslope.

The existing private driveway which serves numbers 42 and 44, together with the adjacent number 52 would serve the proposed development. A total of 17 no. spaces would provide parking in a more formalised manner across the whole site at one space for each unit.

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**Relevant Key Policies:**

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

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

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

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

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

***National Planning Policy***

The National Planning Policy Framework (NPPF)

***Regional Spatial Strategy (RSS) and Worcestershire County Structure Plan (WCSP)***

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do 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 Regional Spatial Strategies and Structure Plans are 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, or the WCSP.

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

CS.6	Implementation of Development
CS.7	The Sustainable Location of Development
CS.8	Landscape Character
S.1	Designing Out Crime
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).11	Buildings of Local Interest
B(BE).13	Qualities of Good Design
B(BE).19	Green Architecture
C(T).12	Parking Standards

***Supplementary Planning Guidance / Supplementary Planning Documents***

Encouraging Good Design  
Designing for Community Safety  
Open space provision

**Relevant Site Planning History**

None



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## Public Consultation Responses

### Responses in favour

One letter received stating that the proposed development would generally enhance the appearance of the site

### Responses against

None

## Consultee Responses

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

No objection subject to conditions concerning access, turning and parking

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

No objection

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

No objection

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

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

### ***Councils Drainage Engineer***

No comments received

## Assessment of Proposal

The key issues for consideration in this case are:

- a) The design and layout of the proposals, particularly having regard to the impact of the development upon the nearby buildings of significance; and
- b) Impact of the proposals on highway safety; and
- c) Planning Obligation requirement.

The location of the site, near to the edge of the Town Centre is considered to be sustainable. It is situated in close proximity to both the railway station and the bus station. The site is not designated for any particular use in the local plan but a residential use on the site is acceptable in principle given that the surrounding area comprises a mix of residential and commercial uses.

### Design and Layout

Policy requires that the appearance of the proposal, its layout and separation distances be considered, in terms of within the site and in context with surrounding built form. The scale and massing of the proposal is considered to complement the scale of existing development – namely the six apartments at number 44 and the four apartments at number 42 Bromsgrove Road.

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The general appearance of the building and in particular its front façade is considered to respond well to local distinctiveness including the symmetrical qualities of the locally listed buildings to the sites frontage. The use of red brick walls under a hipped slate roof with contrasting quoins all respect the appearance of numbers 42 and 44 Bromsgrove Road. Window detailing together with the proposed decorative wrought iron veranda and balustrade which are a particular feature of numbers 42 and 44 are replicated under this proposal.

Amenity space provided on site together with separation distances between the proposed and existing buildings comply with the Councils SPG on Encouraging Good Design.

The proposals are therefore considered to comply with Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No.3, as well as the SPG.

### Highways and Access

The proposed development would provide a total of 17 car parking spaces across the whole of the site: 7 to serve the proposed new development together with a further 10 spaces which would serve the 6 flats which are contained within number 44 and the 4 flats which are contained within number 42 Bromsgrove Road. The provision of one parking space per apartment meets the Council's car parking requirements and complies with Policy C(T).12 of the Borough of Redditch Local Plan No.3. County Highway Network Control have no objection to the use of the existing vehicular access together with the proposed car parking provision, and recommend conditions which are considered reasonable to impose.

### Planning Obligation

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

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, is required in compliance with the SPD.

There is no requirement for an education contribution in this case due to the size of the proposed dwellings.

### Conclusion

At the time of writing, the planning obligation is in draft form, but is expected to be completed by 15th August 2012. Assuming that the obligation is completed by this date, it is considered that the proposed development would accord with sufficient policy criteria and objectives to result in a favourable recommendation given that the scale, layout and appearance of the proposed apartment block would respect the nearby villas to the sites frontage and the

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general character of the area. Car parking and access arrangements are considered to be acceptable. If the obligation has not been completed by 15th August 2012, Members will be informed by means of a planning update, which means that the recommendation may need to be amended from that as stated below.

### Recommendation

**That having regarded 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 3 years.
- 2 Materials to be used on walls and roofs to be submitted and approved.
- 3 Plans approved specified.
- 4 Landscaping including boundary treatment to be submitted and approved.
- 5 Landscaping including boundary treatment to be carried out in accordance with details approved
- 6 Hours of work during construction to be limited.
- 7 Access, turning and parking

### Informatives

- 1 Reason for approval
- 2 Highway Note 4
- 3 Highway Note 5
- 4 Drainage

### **Procedural matters**

This application is being reported to the Planning Committee because the recommendation is that permission be granted subject to a planning obligation. As such the application falls outside the scheme of delegation to Officers.



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### **PLANNING APPLICATION 2012/169/FUL**

### **PROPOSED STORAGE / WAREHOUSE (CLASS B8) EXTENSION**

### **THORLUX LIGHTING, MERSE ROAD, REDDITCH**

**APPLICANT: MR T COOPER**  
**EXPIRY DATE: 26TH SEPTEMBER 2012**

**WARD: CHURCH HILL**

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

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

#### **Site Description**

The site comprises a number of buildings all joined as one block used for manufacturing, storage and office space. Existing floor space totals 13,970 square metres in area. Thorlux lighting is a major employer in Redditch, employing 345 full time persons.

The site of the proposed warehouse extension is to the north of the existing buildings. It is a grassed area and is not used for any commercial purposes at present. Trees bound the perimeter of the site and the area is covered by 'blanket' Tree Preservation Order 7 (TPO 7) which covers a much wider area than that of the application site.

The primary access to the site is via Merse Road to the east. A secondary access serving only the car park to the south of the site is formed from Moons Moat Drive. This access was implemented under application 2010/025/FUL (see site planning history below).

#### **Proposal Description**

Permission is sought to erect a new warehouse facility to provide a total of 2,386 square metres of new floor space. The building would be of steel portal frame construction with a goosewing grey insulated panel hipped roof with steel clad insulated panel walls to match those of the existing development. The building would measure 72.3 metres in length by 33 metres in width. Its height to eaves would be 10 metres, rising to a height of 11.4 metres to ridge.

A 3 metre wide corridor / walkway would be provided around the warehouse which would also act as a route for maintenance of guttering.

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Six loading bays would be provided to the east elevation of the building from which vehicular access would be gained through the existing yard area further to the east. Five personnel doors are to be provided as fire exits.

The car parking area which is located further to the south and east of the Thorlux lighting curtilage would be unaffected by the proposed development. This provides for a total of 248 car parking spaces.

The applicant states that the granting of planning permission for this development would create a further 7 full time jobs.

The application is supported by a Design & Access Statement which explains that the existing unit operates at full capacity and the company currently rent additional storage space off site. This has introduced various inefficiencies and additional costs into the operation of the business. The proposal will allow the company to operate from a single site and will rationalise their delivery and despatch. The size of the extension has been determined by the need to provide an efficient internal racking layout.

**Relevant Key Policies:**

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

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

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

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

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

***National Planning Policy***

The National Planning Policy Framework (NPPF)

***Regional Spatial Strategy (RSS) and Worcestershire County Structure Plan (WCSP)***

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do 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 Regional Spatial Strategies and Structure Plans are 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, or the WCSP.

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

S.1	Designing Out Crime
B(BE).13	Qualities of Good Design
E(EMP).2	Design of Employment Development
E(EMP).3	Primarily Employment Areas
E(EMP).3a	Development Affecting Primarily Employment Areas

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C(T).2 Road Hierarchy  
C(T).12 Parking Standards

***Supplementary Planning Guidance /Supplementary Planning Documents***  
Encouraging Good Design  
Designing for Community Safety

The site is situated within a Primarily Employment Area as designated on the Borough of Redditch Local Plan No.3 Proposals Map.

**Relevant Site Planning History**

<b>Appn. no</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
2009/143/FUL	Internal alterations to form mezzanine level	Approved	7th Sept 2009
2010/025/FUL	New entrance to car park from Moons Moat Drive	Approved	30th Mar 2010

**Public Consultation Responses****Responses against**

One letter received raising the following points which are summarised below:

- The proposal would appear to result in a loss of open space. Objections are raised to this loss and the loss of any trees or hedging

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

No objection

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

No objection

***Police Crime Risk Manager***

No objection

***Severn Trent Water***

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

***Economic Development***

No comments received

**Assessment of Proposal**

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

**Principle**

The site is within an established employment area that is zoned for Primarily Employment Uses in the Borough of Redditch Local Plan No.3. Therefore,

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the proposed warehouse facility (Class B8 use) would be acceptable, complying with policies E(EMP).3 and E(EMP).3a of the Borough of Redditch Local Plan No.3, in addition to core planning principles identified in the National Planning Policy Framework.

The NPPF supports existing business sectors, taking account of them expanding or contracting in order to encourage sustainable development and building a strong and competitive economy. The proposal would contribute towards economic prosperity as it involves the expansion of an existing business and as such will assist towards building a strong, responsive, sustainable and competitive economy. Therefore, the proposal would comply with the relevant aims of the NPPF.

**Design and Layout**

The height of the proposed warehouse building would be marginally higher (approximately 1 to 1.5 metres higher) than that of the existing Thorlux lighting buildings. However, the overall height of the development is lower than that of buildings on adjacent sites. Existing perimeter trees and hedgerows would continue to provide a screen between the external walls of the proposed building and the adjoining highway / service roads. The design of the development would respect the character and appearance of the existing built form. The proposed walls of the development would be in metal profiled cladding (Wedgewood Blue and Merlin Grey) with profiled metal clad roof (Goosewing Grey). These materials and colours would match exactly with those used on the existing building and would be appropriate in their context.

The proposal would comply with Policies B(BE).13 and E(EMP).2 of the Borough of Redditch Local Plan No.3.

**Landscaping and Trees**

Established tree planting exists to the western and northern boundaries. The site and wider area is covered by a 'blanket' Tree Preservation Order that covers this area of the borough.

No trees would need to be removed in order to accommodate the proposed warehouse development.

As the proposal would not result in the loss of open space or protected trees, there are no concerns raised in relation to them.

**Highways and Access**

The existing car park to the south and east of the site (containing 248 spaces) would be unaffected by the proposed development. Similarly, the existing service yard area, to the immediate east of the proposed warehouse building would remain unaltered. As a warehouse use, the proposed floorspace would generate a maximum requirement of 10 car parking spaces. It has been noted that 7 new full time staff would be employed in the event that



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permission was to be granted here. The existing car park is considered more than adequate to cater for this modest increase in demand for car parking. County Highway Network Control has no objection to the proposals in terms of their potential impact on highway safety.

### Conclusion

The proposal would be an acceptable use in this location given that it is in a Primarily Employment Area and would comply with the relevant policies of Local Plan No.3 together with those of the NPPF. The design of the extension would respect that of the existing building and its surroundings and car parking and access arrangements would be satisfactory. As such, the proposal is considered to be acceptable and can be recommended for approval.

### Recommendation

**That having regarded 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 3 years.
- 2 Materials to be used as per details given within submission (Q9 on planning application form)
- 3 Plans approved specified
- 4 Boundary treatment to be submitted and approved.

### Informatives

- 1 Reason for approval
- 2 Drainage

### **Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.

