

Planning Committee

Wed 16th Jan
2013
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

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

Your main rights are set out below:-

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

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

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

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

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

www.redditchbc.gov.uk

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

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REDDITCH BOROUGH COUNCIL
PLANNING COMMITTEE



GUIDANCE ON PUBLIC
SPEAKING

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

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 Committee 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 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.



PLANNING

Committee

16th January 2013

7pm

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

<p>1. Apologies</p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p>2. Declarations of Interest</p>	<p>To invite Councillors to declare any interest they may have in the items on the Agenda.</p>
<p>3. Confirmation of Minutes (Pages 1 - 4)</p>	<p>To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 28th November 2012. (Minutes attached)</p>
<p>4. Planning Application 2012/290/FUL - Compar, 55 Claybrook Drive, Redditch (Pages 5 - 10) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the part demolition of a section of existing factory building and the construction of a new factory extension with associated external works. Applicant: Gardner Denver Ltd (Report attached – Site Plan under separate cover) (Matchborough Ward);</p>
<p>5. Planning Application 2012/293/FUL - Winyates Health Centre, Winyates Centre, Winyates (Pages 11 - 16) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a single-storey extension to form new retail dispensing pharmacy with internal alterations to health centre and installation of new entrance canopy. Applicant: Dr Rachel Pryke (Report attached – Site Plan under separate cover) (Winyates Ward);</p>
<p>6. Planning Application 2012/297/FUL - 475 Evesham Road, Crabbs Cross, Redditch (Pages 17 - 22) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a conversion of existing building to 6 no. flats. Applicant: Mr N Tatlow (Report attached – Site Plan under separate cover) (Crabbs Cross Ward);</p>

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<p>7. Planning Application 2012/309/COU - Units 1 and 2 Matchborough Centre, Matchborough Way, Redditch</p> <p>(Pages 23 - 30)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of Unit 1 (Temporary D2 use) and Unit 2 (A1 Retail) to boxing training gym and club (D2 use).</p> <p>Applicant: Miss S Lee</p> <p>(Report attached – Site Plan under separate cover) (Matchborough Ward);</p>
<p>8. Appeal Outcome - The Stables, Chapel House Barn, Feckenham Road, Hunt End, Redditch</p> <p>(Pages 31 - 34)</p> <p>Head of Planning and Regeneration</p>	<p>To receive information on the outcome of an appeal made against a refusal of planning permission for the erection of a conservatory linking a main building to an outbuilding.</p> <p>(Report attached) (Astwood Bank & Feckenham Ward)</p>
<p>9. Exclusion of the Public</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>“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.</p> <p>These paragraphs are as follows:</p> <p>subject to the “public interest” test, information relating to:</p> <ul style="list-style-type: none">Para 1 - <u>any individual;</u>Para 2 - <u>the identity of any individual;</u>Para 3 - <u>financial or business affairs;</u>Para 4 - <u>labour relations matters;</u>Para 5 - <u>legal professional privilege;</u>Para 6 - <u>a notice, order or direction;</u>Para 7 - <u>the prevention, investigation or prosecution of crime;</u> <p>may need to be considered as “exempt”.</p>

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10. 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

28th November 2012

MINUTES

Present:

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

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

J Smyth

42. APOLOGIES

There were no apologies for absence declared.

43. DECLARATIONS OF INTEREST

Councillors A Fry, J Baker, M Chalk, B Hartnett, W King and Y Smith declared other disclosable interests in Planning Application 2012/282/COU (5 Church Green East, Town Centre, Redditch), as detailed at Minute 46 below.

44. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 31st October 2012 be confirmed as a correct record and signed by the Chair.

.....
Chair

**45. PLANNING APPLICATION 2012/251/FUL –
LAND ADJACENT TO THE THATCHERS,
CHURCH ROAD, WEBHEATH**

Erection of a pair of semi-detached dwellings
With new vehicular access

Applicant: A&P Homes Ltd

RESOLVED that

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

**46. PLANNING APPLICATION 2012/282/COU –
5 CHURCH GREEN EAST, TOWN CENTRE, REDDITCH**

Change of use of ground, first and second floors
from Financial and Professional Services (A2) use to
Drinking establishment and Café / Bistro Use (A4)
on ground and first floors, and to Music Tuition Room (D1)
and Retail (A1) use on second floor

Applicant: Mr S Evans

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

RESOLVED that

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

(Prior to consideration of this item, Councillors J Baker, A Fry, B Hartnett, W King and Y Smith all declared an other disclosable interest in view of the fact that they were aware the Applicant was related to Councillor P Witherspoon. They remained in the room and participated and voted on the matter.)

Councillor M Chalk also declared an other disclosable interest in view of the fact that the Applicant lived in close proximity to him. Councillor Chalk also remained in the room and participated and voted on the matter.)

**47. TREE PROTECTION ORDER (NO.142) 2012 -
WIREHILL DRIVE, LODGE PARK, REDDITCH –
CONFIRMATION**

The Committee received a report which proposed the long-term protection of a mature Oak tree that was considered to be significant and of positive benefit to public amenity and therefore worthy of retention in the longer term.

RESOLVED that

Tree Preservation Order No. (142) 2012, as detailed in the Schedule attached at Appendix 1 to the report and Plan at Appendix 2 (issued under separate cover in the Application Site Plans pack), be confirmed.

**48. TREE PRESERVATION ORDER (NO.143) 2012 –
SANDYCROFT AND ARDEN, WEST AVENUE, REDDITCH -
CONFIRMATION**

The Committee received a report which proposed the long-term protection of a group of sixteen mature Lime trees that were considered to be significant and of positive benefit to amenity and therefore worthy of retention in the longer term.

RESOLVED that

Tree Preservation Order No. (143) 2012, as detailed in the Schedule attached at Appendix 1 to the report and Plan at Appendix 2 (issued under separate cover in the Application Site Plans pack), be confirmed.

The Meeting commenced at 7.00 pm
and closed at 7.34 pm

.....
CHAIR

**PLANNING
COMMITTEE**

16th January 2013

PLANNING APPLICATION 2012/290/FUL

**PART DEMOLITION OF A SECTION OF EXISTING FACTORY BUILDING
AND THE CONSTRUCTION OF A NEW FACTORY EXTENSION WITH
ASSOCIATED EXTERNAL WORKS**

COMPAIR, 55 CLAYBROOK DRIVE, REDDITCH

**APPLICANT: GARDNER DENVER LTD
EXPIRY DATE: 14TH FEBRUARY 2013**

WARD: MATCHBOROUGH

(See additional papers for Site Plan)

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) for more information.

Site Description

The application site is large in area, measuring 3.6 ha. It is situated between Claybrook Drive and Heming Road on the established Washford Industrial Estate.

To the north of the site lies a public footway/cycleway with large industrial units beyond, to the south, private car parking, to the east, existing manufacturing buildings occupied by Compair UK Ltd with Claybrook Drive and woodland beyond. To the west lies a detached single storey manufacturing facility also occupied by the applicant which was granted permission in 2009. Beyond this lies Heming Road. Access to the site is gained via both Claybrook Drive and Heming Road.

Proposal Description

The proposal would demolish part of an existing flat roofed section of the existing factory building (1,814 m²) to construct, in its place, a new factory extension (2,010m²). The net additional gross factory floorspace to be created would be 196m² (B2 use).

The proposed building would be constructed as a simple portal frame and would be rectangular in footprint, measuring approximately 91m in length and 22m in width. Its height to ridge would be 13m. The building would be clad in profiled steel of light grey colour with dark grey banding at high level with associated blue contrasting profiled feature flashings. Dispatch/delivery doors and pedestrian doors would be in the same contrasting blue colours.

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The applicant states that the manufacturing facility would be in use between 0600-2100 hrs Monday to Friday, and between 0600-1200 hrs on Saturday. The facility would not be in operation on Sundays and Public Holidays.

The applicant manufactures compressed air systems at the site and employs over 200 full time members of staff. The need to expand production at the site has led to the submission of this planning application. The applicant states that approval of the proposal would create 30 additional full time jobs.

The application is supported by a Design & Access Statement.

Four new car parking spaces would be created as part of the proposals.

Relevant Key Policies

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

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

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 WCSP.

Borough of Redditch Local Plan No.3

E(EMP).2	Design of Employment Development
E(EMP).3	Primarily Employment Areas
E(EMP).3a	Development Affecting Primarily Employment Areas
B(BE).13	Qualities of Good Design
CS.7	The Sustainable Location of Development
C(T).12	Parking Standards (Appendix H)

The site lies within a larger area identified in the Borough of Redditch Local Plan No.3 as a Primarily Employment Area

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Relevant Site Planning History

Application no	Proposal	Decision	Date
2009/037/FUL	Single storey Class B2 manufacturing facility	Approved	22.05.2009

Public Consultation Responses

1 letter received in support of the proposals.

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

No objection

Economic Development Unit (EDU)

No objection

Severn Trent Water

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

Worcestershire Regulatory Services

No objection

Assessment of Proposal

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

Principle of development

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, the use of the site for B1, B2 or B8 uses would be acceptable since the application would comply 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.

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Design of development

The proposed development is considered to be of a scale and massing which would respect existing built form on the site and would not harm the character and appearance of the surrounding area. The ridge height of the proposed extension at 13 metres is marginally higher than the highest point of the building that is to be extended, but is lower than the detached building approved and implemented under application 2009/037/FUL as referred to above which is taller, at 16.8 metres. As such, this height is considered to be entirely appropriate. The extensions metal clad profiled steel exterior of light grey colour with dark grey banding at high level with associated contrasting profiled feature flashings would give a modern and aesthetically pleasing appearance and would complement the adjacent detached building. The proposal would therefore comply with Policy E(EMP).2 (Design of Employment Development) of LP No.3.

Impact on surrounding amenities

There are no dwellings within the near vicinity, the nearest being situated some 150 metres due south of the sites boundary. Members will note that no representations objecting to the development have been received.

Worcestershire Regulatory Services have raised no objections to the application, and your officers are satisfied that the building could operate on a 24 hr/day basis as would be expected for such a manufacturing facility within a Primarily Employment Area without prejudicing residential amenities.

Hours of operation were not restricted when permission was granted for the detached factory building approved under application 2009/037/FUL.

Access, parking, loading and highway safety

The proposed development would accord with current parking standards based on the floorspace to be created set against the provision of 4 additional car parking spaces. In addition to the 4 spaces to be formed at the front of the proposed extension, the business has an existing in-curtilage adjacent surface parking area providing 255 car parking spaces. The proposal would utilise existing access points and will provide acceptable loading/unloading facilities. County Highway Network Control raise no objections to the proposals and therefore these elements are considered to be acceptable.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety. There are no other material considerations to outweigh the proposals policy compliance in this case.

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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 3 years
2. Materials to be used to match
3. Plans approved specified

Informatives

1. Reason for approval
2. Drainage
3. LPA acted in a positive and proactive manner

Procedural matters

This application is put before the Planning Committee because it is classified as a 'major' application, with the application site area exceeding 1 hectare. Such proposals fall outside the scheme of delegation to Officers.

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PLANNING APPLICATION 2012/293/FUL

SINGLE STOREY EXTENSION TO FORM NEW RETAIL DISPENSING PHARMACY WITH INTERNAL ALTERATIONS TO HEALTH CENTRE AND INSTALLATION OF NEW ENTRANCE CANOPY

WINYATES HEALTH CENTRE, WINYATES CENTRE, WINYATES

APPLICANT: DR RACHEL PRYKE
EXPIRY DATE: 15TH JANUARY 2013

WARD: WINYATES

(See additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

The site comprises of a purpose built Health Centre which is a detached building built in the 1970's. The building is located a short distance from, and at a lower level to the general parade of shops that serve this Centre. However, the site is adjacent to the local bus route and close to one of the communal car parks that serve the Centre.

The building itself comprises of two and single storey levels with a flat roof, and walls comprising of brickwork and vertical tiling.

Proposal Description

The proposal involves an infill single storey extension measuring approximately 6 x 10.7 metres in the location of the existing entrance to provide a dispensing pharmacy as a result of internal alterations. The extension would be finished with a flat roof and be finished on the walls with cedar cladding that would continue along the existing north elevation (single storey) for continuity.

A new glazed entrance (measuring 4 x 3.1 metres) is also proposed on the east elevation that would comprise of a steel framed canopy roof supported with steel columns. As a result of the proposed canopy, the footpath into the building is proposed to be re-aligned to make it more user friendly as it is currently of a very steep gradient.

The application is supported by a Design & Access Statement, a Climate Change Statement, a Community Involvement Statement, and a Secured by Design Statement

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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:

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www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

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, 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

C(T).7 Public Transport Infrastructure

E(TCR).9 District Centre

C(CF).1 Community facilities

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design

Relevant Site Planning History

Application no	Proposal	Decision	Date
1996/502	Extension to Health Centre	Approved	10.3.97

Public Consultation Responses

1 email of comment expressing concerns regarding potential impact on the District Centre.

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Consultee Responses***Development Plans***

The proposal does not conflict with either adopted or emerging planning policy and is therefore acceptable in planning policy terms.

County Highway Network Control

Comments awaited.

WRS

No adverse comments to make on proposal.

Crime Risk Manager

Comments awaited.

Landscape Services

No objection. No significant trees on site. The vegetation nearby should not be adversely affected by path widening / re-alignment due to its small size.

Assessment of Proposal

The key issues for consideration in this case are:-

Principle

The application site is within the Winyates District Centre. Policy E(TCR).9 of the Borough of Redditch Local Plan No.3 would apply which encourages the refurbishment, redevelopment, and extension of existing retail facilities, where this is consistent with the scale and function of the Centre. The policy emphasises that applications for retail development in District Centres will be considered favourably so long as the retail and community function of the District Centre is not undermined.

The proposal includes the provision of a dispensing chemist that is understood to be relocating from the existing chemist in the Centre. Therefore, a dispensing chemist would still be provided within the Centre but would be located within the Health Centre rather than within the parade of shops located nearby. It is considered that the proposal would comply with Policy E(TCR).9 in that it would be consistent with the scale and function of the District Centre.

Local health care is considered to be a community facility for the purposes of Policy C(CF).1 of Local Plan No.3. As the proposed extension is located within the District Centre it is considered that it compliments the neighbouring land-uses and would be accessible by a range of transport modes. As such the proposal would comply with Policy C(CF).1.

In addition, one of the NPPF's core planning principles is to "deliver sufficient community and cultural facilities and services to meet local needs." It is considered that the proposal would contribute positively to this principle.

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The application details submitted clarify that the chemist would be open 08:00 -18:30 Monday to Friday, and 08:00 – 18:30 Saturday. The Health Centre is only open Monday to Friday so further clarification has been sought by Officers regarding the Saturday opening hours. In addition, details have been requested as to whether the dispensing chemist would sell other items that would normally be sold in a chemist. However, at the time of writing this report no additional information had been submitted by the agents regarding these points.

Design and Layout

The application is within the urban area of the Borough therefore the principle of some form of extension in this location is likely to be considered favourably so long as it complies with Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3. The design of the proposal is in keeping with the basic design principles of the original building, but use of alternative materials proposed will help to update the appearance of this building. The proposal complies with the above policies.

Landscaping and Trees

The proposal would involve some engineering works as a result of the new entrance canopy and re-aligned footpath. Comments have been sought from Landscape Services who have clarified that no trees of significant value would be at risk as a result of the proposed works.

Highways and Access

The application site is within the District Centre which has communal car parking facilities and public transport links adjacent to the site. Therefore, the proposal is unlikely to cause highway issues. Comments are still awaited from County Highway Network Control.

Conclusion

There are still some outstanding queries regarding the relocation of the dispensing pharmacy and its hours of opening. It is hoped that further clarification of these matters will be provided in the update report. However, notwithstanding this, the principle of the facility in this location, and the design of the extension to provide the facility complies with policies in the Local Plan No.3 and is considered to be acceptable.

Recommendation

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

1. Development to commence within 3 years.
2. Details of materials to be submitted.
3. Use defined - Health Centre and dispensing pharmacy.

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4. Approved plans specified.
5. Limited working hours during construction period

Informatives

- 1 Reason for approval
- 2 Working with applicant – additional information sought

Procedural matters

The application is being reported to the Planning Committee as a result of a request from a Councillor who has concerns about the proposal.

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PLANNING APPLICATION 2012/297/FUL

CONVERSION OF EXISTING BUILDING TO 6 NO. FLATS

475 EVESHAM ROAD, REDDITCH

**APPLICANT: MR N TATLOW
EXPIRY DATE: 18TH JANUARY 2013**

WARD: CRABBS CROSS

(See additional papers for Site Plan)

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) for more information.

Site Description

The building is Victorian and adjoins Evesham Road from which access to the site is formed. This building, together with a later extension to the rear (now demolished) was formerly used as an industrial building for the production of brushes. An extension to the building was formed under an application made in 2004 which accommodates 6 no. flats.

An in-curtilage car park is formed to the rear (towards the eastern side) of the site. To the south of the site lies a small public car park which serves the Crabbs Cross District Centre. Immediately to the north along Evesham Road are a number of terraced houses, the nearest of which is number 471 which is some 4.2 metres from the flank wall of this building site.

Proposal Description

Permission is sought to convert the existing, vacant frontage building (which is attached to an extension forming 6 no. flats), to 6 new flats. A total of 12 flats would therefore be provided across the site as a whole if consent were to be granted.

The accommodation would be provided as follows:

Basement level:

One new 2 bedroomed flat

Ground floor level:

Two new 1 bedroomed flats

First floor level:

Two new 1 bedroomed flats

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Second floor level (attic/loft space):

One new 1 bedroomed flat

In order to enlarge the living accommodation and to maximise daylight to the proposed second floor flat, one rooflight is proposed to be inserted to the front facing roofslope. One new rooflight and two new dormer windows are proposed to be inserted to the rear roof slope.

An existing access which is formed to the side of number 475 Evesham Road serves a communal car park within the site, to the rear. The car parking area provides space for 12 no. vehicles.

Relevant Key Policies:

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

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

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.

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CS.6	Implementation of Development
CS.7	The Sustainable Location of Development
S.1	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(BE).19	Green Architecture
C(T).12	Parking Standards

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Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design
 Designing for Community Safety
 Planning obligations for education contributions
 Open space provision

Relevant Site Planning History

Application no	Proposal	Decision	Date
2001/459/FUL	Comprehensive conversion of site to form 10 flats	Approved	09.04.2002
2004/036/FUL	Erection of 6, one bed flats	Approved	27.05.2004

Public Consultation Responses**Responses in favour**

One letter received stating that the proposed development of the former brush factory would be acceptable in policy terms.

Responses against

None

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

No objection

Worcestershire Regulatory Services (Environmental Health)

No objection

RBC Community Safety Officer

Recommends that development is constructed to secured by design standards

Severn Trent Water

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

WCC Educational Services

Confirm that a financial contribution towards education provision would be required in this case

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Background

Planning permission was granted for the comprehensive development of this site in 2002. This comprised a conversion to four 1 bed flats in the frontage building and a further six 1 bed flats in a rear two storey extension. Following a change in ownership in respect to the rear of the site, planning permission was granted in 2004 for six 1 bed flats in a slightly larger extension at the rear of the frontage building to that approved in 2002. This consent did not include the frontage building which is the subject of this application. The extension to the rear has been implemented and is in occupation. The frontage building is vacant, having been fire damaged and needing extensive repairs and refurbishment. By virtue of the implementation of the earlier scheme in 2002, the four flats approved to the frontage can be implemented at any time. It is therefore only necessary to assess those elements that comprise the proposed basement and attic space conversion (two further flats).

Assessment of Proposal

The key issues for consideration in this case are considered to be:

- a) The design and layout of the proposals
- b) Impact of the proposals on highway safety
- c) Planning Obligation required

The site is not designated for any particular use in the local plan but an extension to an existing 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 overall scale and massing of the proposal would not be materially different from that which exists on site since the proposals represent a conversion of an existing building. The dormer roof windows to the rear would respect the character and appearance of the existing building and would have no harmful impact upon the existing street scene being located as they are, to the rear of the building. The proposals would not impact upon the amenities enjoyed by the occupiers of any nearby properties.

Amenity space has already been provided to a high standard to the rear of the site further to the implementation of application 2004/036/FUL. An area exists to the frontage of the building which requires further improvement in order that this space does not have a detrimental impact upon the visual amenities of the area. A landscaping condition is recommended for inclusion to ensure that the character of the street-scene is respected.

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Highways and Access

The proposed development provides for a total of 12 no. car parking spaces to the rear. These have been implemented following the approval of the earlier application for six flats. 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 has no objection to the use of the existing vehicular access together with the proposed car parking provision.

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, in compliance with the SPD.
- A contribution towards County education facilities. The County have confirmed that there is a need in this area to take contributions towards the Harry Taylor First School, Walkwood C of E Middle School and Kingsley College.

Conclusion

At the time of writing, the planning obligation is in draft form, but is expected to be completed by 18th January 2013. Assuming that the obligation is completed by this date, it is considered that the proposed development would accord with policy criteria and objectives to result in a favourable recommendation. Car parking and access arrangements are considered to be acceptable. If the obligation has not been completed by 18th January 2013 Members will be informed by means of a planning update, which may mean that the recommendation may need to be amended from that as stated below.

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 3 years.
- 2 Plans approved specified.
- 3 Landscaping to be submitted and approved.
- 4 Landscaping to be carried out in accordance with details approved
- 5 Hours of work during construction to be limited

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Informatives

- 1 Reason for approval
- 2 Drainage
- 3 LPA acted in a positive and proactive manner
- 4 Secured by Design

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 2012/309/COU

CHANGE OF USE OF UNIT 1 (TEMPORARY D2 USE) AND UNIT 2 (A1 RETAIL) TO BOXING TRAINING GYM AND CLUB (D2 USE)

UNIT 1 AND UNIT 2 MATCHBOROUGH CENTRE, MATCHBOROUGH WAY, REDDITCH

APPLICANT: MISS S LEE
EXPIRY DATE: 5TH FEBRUARY 2013

WARD: MATCHBOROUGH

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) for more information.

(See additional papers for Site Plan)

Site Description

Unit 1 measures 250 square metres in area and was formerly occupied by Martins Newsagents (A1 retail use) who vacated the premises in March 2008. The premises were vacant from this period up until April 2009 at which time planning permission was granted for change of use and the premises has been occupied by the business "Your Ideas" (D2 use) since.

The vacant Unit 2 measures 90 square metres in area and was formerly occupied by a carpet and flooring shop (A1 retail use) who vacated the premises in September 2011. The premises have been empty since this time.

The Units are bounded by the busway to the west; a car park to the south and Unit 3, a Chemist (and A1 use) to the east. These Units, together with Units 3 and 4 face towards the central courtyard area to the north.

Proposal Description

Permission is sought for a permanent change of use of Units 1 and 2 to a boxing training gym and club. Such a use is defined as a D2 (leisure) class use under the Town and Country Planning (Use Classes) Order 1987, as amended. Unit 1 is currently occupied by a D2 class use (the company 'Your Ideas'). The permission is not restricted to that of the current occupier, that is, it could be occupied by any other D2 class user. However, the permission is a temporary one, which expires on 31st March 2017. Unit 2 is proposed to be changed from an A1 retail use to a new D2 use. Unit 2 would act as an extension to the larger Unit 1 such that the combined floor space of the two units would meet the user's business requirements. The existing internal wall separating the two units would be removed in order to create a larger open area.

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Proposed hours of operation are specified as follows:

Monday to Friday: 1000 to 1400 hrs and 1700 to 2030 hrs
Saturday: 0930 to 1230 hrs

The use would not be in operation on Sundays / Public Holidays

If planning permission were to be granted, the applicant states that two full jobs would be created, together with an (unspecified) number of part-time posts.

Relevant Key Policies:

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

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

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.

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E(TCR).9 District Centres

S.1 Designing out crime

Supplementary Planning Guidance / Supplementary Planning Documents

Designing for Community Safety

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Relevant Site Planning HistoryUnit 1

Application no	Proposal	Decision	Date
2011/329/S73	S73 application - Variation of condition 1 of Planning Application Ref. 2009/019/COU (Change of use from A1 (Retail)to D2 (Assembly and Leisure) - To extend the date of expiry of the permission for an additional five years (this permission expires on 31st March 2017)	Approved	02.02.2012
2009/019/COU	Change of Use of Unit from A1 (retail) to D2 (Assembly and Leisure) (temporary three year consent)	Approved	01.04.2009

Unit 2

Application no	Proposal	Decision	Date
2006/126/COU	Change of Use of Unit from A1 (retail) to a Launderette (sui-generis use)	Approved	10.05.2006

Public Consultation Responses

No comments received

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

Comments awaited

Property Services

No objection

County Highway Network Control

No objection

RBC Community Safety Team

Comments awaited

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Development Plans

Comments summarised as follows:

It is not considered that the proposed use would adversely impact upon the retail and community function of the District Centre. However, such centres should not attract large numbers of people from across the Borough as this would be considered unsustainable. The proposal would appear to be inappropriate in scale and function to be located in the District Centre. In the absence of a sequential test identifying that no sequentially preferable premises within more central (Town Centre) locations exist for such a leisure use, the proposal cannot be supported in planning policy terms.

Background

When application 2009/019/COU was considered at the Planning Committee meeting of 31st March 2009, Unit 1 had been vacant since March 2008. Members of the Committee concurred with the views of Officers that permission should be granted but temporarily for three years in order to reassess the use of the building after that time in the interests of ensuring the continued vitality and viability of the District Centre. The retail and community function of the District Centre would not have been undermined in the opinion of the Planning Committee.

When application 2011/329/S73 was considered by the Committee in February 2012, Members, like Officers were satisfied that the continued use of Unit 1 by a D2 user would not undermine the retail and community function of the District Centre. Under the terms of the above consent, a D2 user, as is proposed here would be able to occupy this unit but only until the 31st March 2017 since the consent is temporary. A permanent consent is sought in this case and therefore it is for Members to consider whether such a consent would be acceptable.

The most recent planning application submitted at Unit 2 is that which was made in 2006. Planning permission was granted for the change of use from a shop to a Launderette (a sui-generis use in planning terms). This consent was never implemented.

Assessment of Proposal

The key issues for consideration are as follows:

Impact of the use on the vitality and viability of the District Centre

The relevant planning policy to consider in this case is E(TCR).9 of the Borough of Redditch Local Plan since the unit falls within the Matchborough District Centre.

The Town Centre is the primary focus for major shopping needs. District Centres are the secondary level of shopping, meeting daily needs for basic items. Typically District Centres in the Borough accommodate a newsagent,

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a general grocery store, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature. It is important to protect and where appropriate, enhance District Centres particularly with regard to their useful retail function. Proposals that would undermine the retail and community function of the District Centre would normally be refused planning permission.

Under Para.5 of the reasoned justification for Policy E(TCR).9, it comments that the Council appreciates that in some circumstances there may be an over provision of units for retail. If during the plan period there is a problem of vacant units despite appropriate marketing and rent levels, then other uses may be acceptable in District Centres. Only developments that would not hinder the primary retailing and community function of the District Centre will normally be acceptable.

In assessing this application it is important to determine whether the units are likely to remain surplus to retail requirements.

With respect to Unit 1, the previous tenant Martins Newsagents vacated in March 2008 when they sold the Post Office to Unit 7 (Costcutters – a grocers and general convenience store/supermarket). Without the Post Office, the store proved not to be a viable concern. The unit became vacant for approximately one year before being occupied by “Your Ideas”. During the consideration of application 2009/019/COU and 2011/329/S73, Property Services commented (as landlords) that the relatively large size of Unit 1 in comparison to other smaller units nearby meant that the unit was not attractive to small traders and as such, it had proven difficult to find tenants for a unit of this size. The current occupier of Unit 1 (Your Ideas) will shortly be re-locating to larger premises elsewhere within the Borough and therefore this unit, in addition to Unit 2 has become available to let.

With respect to Unit 2, this was previously occupied by a flooring shop before becoming vacant in September 2011. It has been vacant since.

For information, the following list explains which units are occupied and which are vacant:

Unit 1	Occupied: Your Ideas	(D2 use)
Unit 2	Vacant since 30th Sept 2011: former flooring shop	(A1 use)
Unit 3	Occupied: Chemist	(A1 use)
Unit 4	Occupied: Hairdressers	(A1 use)
Unit 5	Occupied: Take-a-way	(A5 use)
(No Unit no)	Occupied: Public House	(A4 use)
Unit 6&7	Occupied: Supermarket and PO	(A1 use)
Unit 8	Occupied: Take-a-way	(A5 use)
Unit 9	Occupied: Café / Restaurant	(A3 use)
Unit 10	Vacant since 11th May 2011: former bookmakers	(A2 use)

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Unit 11 (upstairs)	Occupied: Dentists	(D1 use)
Unit 12 (upstairs)	Occupied: Residential flat	(C3 use)
Unit 13 (upstairs)	Occupied: Residential flat	(C3 use)

Given the existing retail units which are currently operating within the centre, together with the non A1 units which add to the centre's vitality and viability, and also taking into consideration existing vacancy levels, Officers do not consider that the retail and community function of the District Centre would be undermined by the granting of a permanent consent here. Policy E(TCR).9 comments that other non-retail uses may be acceptable in District Centres where problems of vacancy occur. If permission were to be refused, very soon, three of the ten ground floor units would be unoccupied, which would be detrimental to the centres vitality and viability. If however, permission were to be granted, only one of the ground floor units would remain vacant (the former bookmakers at Unit 10).

This specific use is categorised as a D2 (leisure) use, specifically a boxing training gym and club.

The applicant states that the Redditch Community Amateur Boxing Club is a non profit community organisation that uses boxing, physical training, attitudinal coaching and counselling delivering positive social change in the community providing classes that would focus on the socially excluded and unemployed persons together with a range of age groups from younger children, juniors through to adults. The applicant believes that allowing Units 1 and 2 to be let in this way would increase footfall to other units within the Matchborough District Centre, enhancing vitality and viability, and as a community use consider that the proposals would comply with the aims and objectives at set out under Policy E(TCR).9. Officers agree with this view.

Security

Comments are currently awaited from RBC Community Safety, but at this stage Officers do not raise any concerns in this respect. No external alterations are proposed to take place which might prejudice community safety. By increasing occupancy at the District Centre, and also having regard to the nature of the use proposed, arguably crime including anti-social behaviour is likely to be reduced.

Conclusion

Officers are satisfied that the continued use of Unit 1 by a D2 class together with the use of Unit 2 by a D2 use, as an extension to Unit 1 would not undermine the retail and community function of the District Centre under the terms of Policy E(TCR).9. Having regard to this Policy and to all other material considerations the application is therefore supported.

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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 Plans approved specified.
- 3 Hours of operation specified

Informatives

- 1 Reason for approval
- 2 LPA acted in a positive and proactive manner

Procedural Matters

All applications for Class D2 use are reported to Planning Committee for determination.

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APPEAL OUTCOME REPORT FOR INFORMATION

**APPEAL MADE AGAINST PROPOSED CONSERVATORY LINKING THE
MAIN BUILDING TO THE OUTBUILDING**

PLANNING APPLICATION DETAILS: 2012/064/FUL

PROPOSAL	PROPOSED CONSERVATORY LINKING THE MAIN BUILDING TO THE OUTBUILDING
LOCATION	THE STABLES, CHAPEL HOUSE BARN, FECKENHAM ROAD, HUNT END, REDDITCH
WARD	ASTWOOD BANK AND FECKENHAM
DECISION	DELEGATED PLANNING DECISION MADE 4 MAY 2012

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Discussion

A uPVC Edwardian framed conservatory was proposed to be erected at the side of a converted barn building and in front of an outbuilding. The conservatory would measure approximately 3.8 by 3.6 metres and 3.4 metres at ridge height. The conservatory would comprise of a hipped roof, and be finished with a brick dwarf wall and glazing. The conservatory frame would have a uPVC brown colour finish.

The appeal site forms part of a complex of barn buildings that were converted to residential accommodation in the 1980's. The plans approved for the conversion did not include the outbuilding as part of the living accommodation for this dwelling. It is assumed that the outbuilding was intended as ancillary accommodation.

The proposed extension was considered to be inappropriate due to its size, location, and design detrimentally harming the setting and openness of the Green Belt contrary to Policy B(RA).1 and guidance set out in the NPPF.

Officers considered that the principle of an extension on a former barn building would have had a detrimental impact on the historic interest and architectural merits of the original building. It was considered that the proposal would be contrary to Policy B(RA).5 of the Borough of Redditch Local Plan No.3 due to the potential impact the extension would have on the character of the original building.

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The NPPF states that development of poor design that fails to improve the character and quality of an area should be refused. It was considered that the proposed conservatory was of a design that would not relate well to the existing building in terms of further enhancing the character of the building and the area.

Officers considered that the conservatory would have been an alien form of development on a former barn building, and as such would have been at odds with the existing building. The conservatory which is generally one that would be built on a domestic building rather than a former barn would not relate to the architectural style of the building or provide a satisfactory relationship between old and new.

The application was refused for the following reasons:-

- 1 Due to the scale, form and location of the development, the proposal would be inappropriate development and harm the setting and openness of the Green Belt, and as such would be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No.3 and guidance set out in the National Planning Policy Framework.
- 2 The principle, form and scale of an extension on a converted former barn building would hinder and be detrimental to the architectural character and historic interest of this property. As such the proposal would be contrary to Policy B(RA).5 of the Borough of Redditch Local Plan No.3 and guidance set out in the National Planning Policy Framework.
- 3 The design of the extension would seriously detract from the architectural character of this converted barn building and would be detrimental to the visual appearance of this building. The proposal would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 and guidance set out in the National Planning Policy Framework.

The inspector considered that the main issues were:

- (a) Whether or not the proposed development would be inappropriate development in the Green Belt.
- (b) The effects of the proposal on the Green Belt's openness and on the character and appearance of the host building and surrounding area.

The Inspector considered that the proposal would not result in a disproportionate addition, and would not be inappropriate development in the Green Belt. The Inspector still needed to consider the proposal's effects in

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terms of openness, character and appearance and concluded that due to the positioning of the conservatory, the proposal would have little harm on the Green Belt's openness.

However, the proposal would impact significantly on the character and appearance of the existing buildings which, although now in residential use, have retained much of their simple agricultural form, character and historic interest. The design and framing material of an 'off the peg' Edwardian style conservatory would be alien to the host building's much simpler design. The hipped roof of the conservatory would not relate well to the gable roof forms and pitches of the two existing buildings. Nor would the junction between conservatory and outbuilding, with its higher eaves level, be harmonious. The inspector added that these adverse effects would be visible from the public road as well as from within the former farm complex. The proposal would neither achieve a good relationship between old and new nor, overall, a high standard of design, causing significant harm to the character and appearance of the host building in this rural setting conflicting with Policies B(BE).13 and B(BE).14 of the Local Plan No.3 and policy guidance in the NPPF.

The Inspector noted that the appellant made reference to alternative options. Whilst there is no reference in the Local Plan or the NPPF to preclude, in principle, an extension to a former barn, the particular shapes and forms of the main dwelling and outbuilding, and the relationship between them, are such that it is difficult to envisage an appropriate design solution in this particular case.

Appeal outcome

The planning appeal was DISMISSED. Costs were neither sought nor awarded.

Recommendation

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

