

Planning Committee

Wed 13th Feb
2013
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

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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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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.
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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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e.mail: janice.smyth@bromsgroveandredditch.gov.uk

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

13th February 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 16th January 2013. (Minutes attached)</p>
<p>4. Planning Application 2012/297/FUL - 475 Evesham Road, Crabbs Cross, Redditch (Pages 5 - 10) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the conversion of an existing building to 6 no. flats. Applicant: Mr N Tatlow (Report attached – Site Plan under separate cover) (Crabbs Cross Ward);</p>
<p>5. Planning Application 2012/307/FUL - 150 Evesham Street, Redditch (Pages 11 - 16) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the erection of 14 no. apartments and 3 no. retail units. Applicant: Mr G Waring (Report attached – Site Plan under separate cover) (Central Ward);</p>
<p>6. Appeal Outcome - Barns at Brickhouse Farm, Brookhouse Lane, Ham Green, Redditch (Pages 17 - 18) Head of Planning and Regeneration</p>	<p>To receive information on the outcome of an appeal against a refusal of planning permission and refusal of Listed Building Consent for the development of a single dwelling with ancillary accommodation within reconstructed listed barns, made by Officers under delegated powers on 29th November 2011. (Report attached) (Astwood Bank & Feckenham Ward);</p>

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<p>7. Appeal Outcome - Former Astwood Bank Post Office, 1248 Evesham Road, Astwood Bank, Redditch</p> <p>(Pages 19 - 20)</p> <p>Head of Planning and Regeneration</p>	<p>To receive information on the outcome of an appeal against a refusal of planning permission for a change of use from Post Office (A1 Use) to Restaurant / Café / Hot Food Takeaway (A3/A5) made by Officers under delegated powers on 20th June 2012.</p> <p>(Report attached)</p> <p>(Astwood Bank & Feckenham Ward);</p>
<p>8. 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>
<p>9. Confidential Matters (if any)</p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



Planning Committee

16th January 2013

MINUTES

Present:

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

Officers:

S Edden, A Hussain and A Rutt

Committee Services Officer:

J Smyth

49. APOLOGIES

An apology for absence was received on behalf of Councillor Quinney.

50. DECLARATIONS OF INTEREST

Councillors Brandon Clayton and Roger Hill declared other disclosable interests in Planning Application 2012/293/FUL (Winyates Health Centre, Winyates Centre), as detailed separately at Minute 53 below.

51. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 28th November 2012 be confirmed as a correct record and signed by the Chair.

.....
Chair

**52. PLANNING APPLICATION 2012/290/FUL –
COMPAIR, 55 CLAYBROOK DRIVE, REDDITCH**

Part demolition of a section of existing factory building
and the construction of a new factory extension with
associated external works

Application: Gardner Denver 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.

**53. PLANNING APPLICATION 2012/293/FUL –
WINYATES HEALTH CENTRE,
WINYATES CENTRE, WINYATES**

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

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 Planning Permission, subject to: submission of suitably amended plans; the Conditions and Informatives summarised in the main report; and the following additional Condition and Informative:

Condition

“6. Drainage details to be submitted.”

Informative

“3. The Applicant should note, and take wherever possible, the advice in the comments provided by the Community Safety Team, in relation to this application, in the interests of safety and security.”

(During consideration of this item, Councillors B Clayton and R Hill, declared other disclosable interests in view of the fact that they were on the patient list of the Winyates Health Centre. They

withdrew from the meeting for the remainder of the discussion on the matter.)

**54. PLANNING APPLICATION 2012/297/FUL –
475 EVESHAM ROAD, CRABBS CROSS, REDDITCH**

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

**55. PLANNING APPLICATION 2012/309/COU –
UNITS 1 AND 2 MATCHBOROUGH CENTRE,
MATCHBOROUGH WAY, REDDITCH**

Change of use of Unit 1 (temporary D2 Use)
and Unit 2 (A1 Retail) to boxing training gym
and club (D2 Use)

Applicant: Miss S Lee

Mr T Reeves, on behalf of 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.

**56. APPEAL OUTCOME –
THE STABLES, CHAPEL HOUSE BARN,
FECKENHAM ROAD, HUNT END, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of Planning Permission relating to a conservatory linking a main building to an outbuilding, made by Officers under delegated powers, namely:

Planning Application 2011/323/FUL
Replacement Dwelling

Members noted that the appeal against the Council's decision to refuse Planning Permission had been dismissed by the Inspector, who had considered that, whilst the proposal would not result in a disproportionate addition and would not be inappropriate development in the Green Belt, it would impact significantly on the character and appearance of the existing buildings.

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RESOLVED that
the item of information be noted.

The Meeting commenced at 7.00 pm
and closed at 7.32 pm

.....
CHAIR

**PLANNING
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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, although two of these spaces are set aside as private spaces for the personal use of the adjoining property, 471 Evesham Road.

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.

Borough of Redditch Local Plan No.3

- | | |
|----------|---|
| 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 |

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B(BE).19 Green Architecture
C(T).12 Parking Standards

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 although two of these spaces are restricted to use by the occupiers of number 471 Evesham Road only. These have been implemented following the approval of the earlier application for six flats. The provision of 10 parking spaces for what would be a total of twelve flats if permission were to be granted is considered to be acceptable as far as both officers and County Highway Network Control are concerned. Bus stops are situated in close proximity to the site, as is a public car park which is located immediately beyond the sites southern boundary. The use of the existing vehicular access to the site is considered to be acceptable, as it was during consideration of the earlier applications referred to in this report.

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.

The planning obligation has now been completed.

Conclusion

The proposed development would accord with policy criteria and objectives and now that the planning obligation has been completed to the satisfaction of officers, a favourable recommendation can be made.

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 2012/307/FUL

ERECTION OF 14 NO. APARTMENTS AND 3 NO. RETAIL UNITS

150 EVESHAM STREET, REDDITCH

APPLICANT: MR G WARING
EXPIRY DATE: 11TH MARCH 2013

WARD: CENTRAL

(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 site is a large corner plot located at the Evesham Street / Ludlow Road / Mount Pleasant road junction. The site is steeply sloping with levels falling away from south to north along Evesham Street and with levels falling away more steeply from east to west in the direction of Oakly Road, such that the south east corner of the site is the highest point within the site.

The plot has been derelict since 2008 when the site's original building (known as 'Park House') was demolished.

Proposal Description

Permission is sought to erect a single block containing 14 no. flats and 3 no. retail units. The retail units would be located at the ground floor level, with the residential units being accommodated over the ground, first and second floor levels.

The lowest level with existing vehicular access would be used for undercroft parking for 14 no. vehicles and a services and storage area.

The Evesham Street pavement level would be the main access point for the residential units, giving access to 4 no. one bedroomed ground floor flats at ground floor level. Access to the three small retail units proposed would be off the Evesham Street public footpath. The shops would be at the Ludlow Road end of the site. A flat walkway behind low level planting and railings would afford easy access suitable for ambulant disabled persons.

The first floor of the building would accommodate 5 no. one bedroomed flats and 1 no. two bedroomed flat. The second floor would accommodate 2 no. one bedroomed flats and 2 no. two bedroomed flats.

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Flats to the ground and second floors would have rear, west facing balcony terraces with a trellis division/privacy panel to separate the units from each other. Flats on the intermediate floor would have 'Juliet' type balconies with inwards opening French windows.

The building would be constructed from a traditional facing red brick with reconstituted stone quoins to the corners of the building. The roof would be pitched and hipped with plain tiles.

A grassed and landscaped communal amenity area would be provided beyond the rear wall of the building within the western half of the site.

Vehicular access to the undercroft parking area would be via Ludlow Road.

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.

Borough of Redditch Local Plan No.3

CS.6	Implementation of Development
CS.7	The Sustainable Location of Development
E(TCR).4	Peripheral Zone
B(BE).13	Qualities of Good Design
C(T).12	Parking Standards

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design

Planning obligations for education contributions

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Open space provision

The application site lies within the Town Centre Peripheral Zone.

Relevant Site planning History

None.

Public Consultation Responses**Responses in favour**

One letter received stating that the proposed development should be considered favourably since the new development would improve a derelict site and provide much needed residential units in a central / near to town centre area.

Responses against

Two letters received in objection to the proposals. Comments summarised as follows:

- Proposal would result in loss of light to nearby properties
- Insufficient parking being provided
- No need for further retail units in this area
- Access to the site is poor
- Traffic will increase in an already congested area near to a junction and main bus route

One letter has been received which comments that the applicant should demonstrate the sustainable credentials of the scheme. The letter also comments that monies available under the S106 planning obligation should be spent on specific projects within the central ward. Officers would comment that the letter has been passed to the relevant department within the Council which is responsible for allocating such monies, so that the contents of the letter can be taken into consideration if permission is granted for the scheme.

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

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

Worcestershire Regulatory Services (Environmental Health)

Comments awaited.

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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Assessment of Proposal

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

- a) The layout and appearance of the proposals
- b) The impact of the development upon nearby residential amenities
- c) The impact of the proposals on highway safety
- d) Sustainability
- e) Planning Obligation required

The site is located within the Town Centre Peripheral Zone. Under the terms of the Borough of Redditch Local Plan No.3, such areas are suitable for a variety and mix of uses including residential, commercial and leisure uses. In principle therefore, the proposed mix of residential and commercial (retail) uses at ground floor level would be wholly appropriate having regard to Policy E(TCR).4 of the Local Plan.

Layout and appearance

The slope of the site in two directions and the sharp difference in levels across the plot, has dictated the design of the building in terms of points of access, parking and the location of the retail units.

The most prominent, Evesham Street facing elevation would be three storeys in height. Due to the sloping nature of Evesham Street, the height of the block at this point would vary between approximately 11.5 to 12.5 metres in height. The building would be taller than that of the nearest existing building – a flat roofed structure (144 to 148 Evesham Street) which is 9 metres tall and sited immediately beyond the northern boundary of the site. However, street-scene drawings submitted by the applicant's agent demonstrate to your officers that the building would sit comfortably within the plot, given that the properties 4-6 Mount Pleasant (to the south) are taller, at 11.5 metres to ridge and where ground levels are raised some 2.5 metres above the sites southern boundary.

The appearance of the proposed development including its elevational treatment is considered to respect the local vernacular, that of older (probably Edwardian) brick built two and three storey buildings. The Evesham Street principal elevation has been recessed at various points. This, together with the use of stone window heads, sills and quoins, break up and relieve the buildings massing.

Separation distances between the proposed development and other existing built form together with amenity space requirements for future occupiers have been examined and are considered to be acceptable having regards to policy guidance in this respect.

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Impact on residential amenity

The proposed development by virtue of its siting and scale would not have an overbearing or visually intimidating impact upon nearby properties. A distance well in-excess of the Councils minimum (22 metres) would exist between rear facing windows serving the proposed apartments and the terraced dwellings of Oakly Road to the west. Officers are satisfied therefore that daylight to existing habitable rooms would not be prejudiced and that there would be no loss of privacy caused by any overlooking effect.

Clearly many forms of new built development have the potential to disturb and inconvenience nearby occupiers during the construction phase. In the case of permission being granted for this development, it is recommended that hours of operation on site be restricted by condition. Action can be taken separately and immediately by Environmental Health Officers under the Environmental Protection Act if a statutory nuisance is considered to exist.

Highways and Access

The proposed development would provide a total of 14 car parking spaces within the basement area of the building. This provision would accord with highway standards and 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 vehicular access from Ludlow Road together with the proposed car parking arrangements and provision. Conditions are recommended which are considered reasonable to impose.

In order for resident access to comply with Building Regulations requirements for both able and disabled access, the front doors to the ground floor flats and stair access to the upper levels would be via a flat ramp from the Ludlow Road end of the site. At the Town Centre end of the ramp, steps are to be provided down to the sloping Evesham Street pavement. Pedestrian access to the building is considered to be acceptable.

Sustainability

The location of the site is considered to be highly sustainable, being situated as it is, within close proximity to local amenities including shops, the bus and train station, reducing reliance on the motor car.

Secure storage for bicycles would be provided within the scheme enabling their use for practical or leisure purposes.

The site is currently derelict. A greater area of green open space would be created as part of the scheme and permeable surfacing would be used in the creation of external hard surfaces to benefit surface water drainage on site. Rainwater harvesting would be employed for use on soft landscape watering. The apartments would enjoy an elevated position with west facing rear habitable rooms benefiting from solar gain.

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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 three schools: Holyoaks Field First School, Birchensale Middle and Trinity High School

The planning obligation has now been completed

Conclusion

The proposed development would accord with policy criteria and objectives and now that the planning obligation has been completed to the satisfaction of officers, a favourable recommendation can be made.

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
- 6 Access turning and parking provision
- 7 Cycle storage provision details
- 8 Permeable hardsurfacing to be used
- 9 Sustainability statement. Further details to be submitted

Informatives

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

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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APPEAL OUTCOME REPORT FOR INFORMATION

**APPEAL MADE AGAINST REFUSAL OF PLANNING PERMISSION AND
REFUSAL OF LISTED BUILDING CONSENT**

PLANNING APPLICATION DETAILS 2011/183/FUL

LBC APPLICATION DETAILS 2011/184/LBC

**PROPOSAL DEVELOPMENT OF SINGLE DWELLING WITH
ANCILLARY ACCOMMODATION WITHIN
RECONSTRUCTED LISTED BARNs**

**LOCATION BARNs AT BRICKHOUSE FARM, BROOKHOUSE LANE,
HAM GREEN, REDDITCH**

WARD ASTWOOD BANK & FECKENHAM

**DECISION DECISION MADE BY OFFICERS UNDER DELEGATED
POWERS ON 29TH NOVEMBER 2011**

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.

Discussion

The case related to the reconstruction of two Grade II listed barns to form a single dwelling and ancillary accommodation. Both planning and listed building consent applications were refused for the following reason:

1. The site is identified in the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposed rebuilding works would amount to inappropriate development, which by definition, is harmful to the Green Belt. The Council considers that no very special circumstances have been put forward to overcome the harm to the Green Belt. As such the proposal is considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No.3

Officers sought to defend this reason through written representations to the Planning Inspector.

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The site lies in the rural countryside at Ham Green, which is designated as Green Belt and proposed to convert two barns which are included in the listed building schedule as Grade II listed. Planning permission and listed building consent were granted in 2001 for the conversion of the two barns to three dwellings. These were not implemented and in 2006, applications to renew them were refused, one of the reasons being that the continuing deterioration of the barns and the nature of the proposals meant that the works went beyond what would normally be acceptable for re-use of buildings in the Green Belt. However, in 2007, permission was granted for the conversion of the larger barn to a single dwelling with the smaller barn providing ancillary accommodation. Again, this was not implemented.

Following her site inspection, the Inspector noted that the larger barn had collapsed and that it had been reduced to a pile of broken timbers, bricks and tiles, lying where they fell. The Inspector, like Officers therefore considered that the proposals would have resulted in new build development rather than a conversion. Although superficially similar to the former barn, the Inspector agreed with Officers that the resultant new dwelling could not re-gain all of the now lost original intrinsic architectural and historic value of the barn and that the appearance of a new dwelling would adversely affect the character of its rural setting.

The Inspector noted that the smaller of the two barns was still standing although in need of repair. She stated that while the proposal would preserve this building, it would not be the only means by which its preservation could be achieved and that its conversion under the appeal proposal was dependent upon a decision concerning the larger barn.

She found that the advice given within the now adopted National Planning Policy Framework on Green Belts is consistent with Policy B(RA).1 of the Borough of Redditch Local Plan under which the decision to refuse was made, and concluded that the appeal proposal was for a new dwelling in the Green Belt which would be inappropriate development as set out in the NPPF and Local Plan Policy B(RA).1.

The Inspector found that no other considerations in this case clearly outweighed the harm identified and that the *very special circumstances* necessary to justify the development did not exist.

Appeal outcome

The appeals were DISMISSED. Costs were neither sought nor awarded.

Recommendation

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

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APPEAL OUTCOME REPORT FOR INFORMATION

APPEAL MADE AGAINST REFUSAL OF PLANNING PERMISSION

PLANNING APPLICATION DETAILS: 2012/107/COU

PROPOSAL	CHANGE OF USE FROM POST OFFICE (A1 USE) TO RESTAURANT/CAFE/HOT FOOD TAKEAWAY (A3/A5 USE)
LOCATION	FORMER ASTWOOD BANK POST OFFICE 1248 EVESHAM ROAD, ASTWOOD BANK
WARD	ASTWOOD BANK & FECKENHAM
DECISION	DECISION MADE BY OFFICERS UNDER DELEGATED POWERS ON 20TH JUNE 2012

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.

Discussion

The case related to a change of use from the former Astwood Bank Post Office to a mixed cafe / restaurant and hot food takeaway use. The planning application was refused for the following reason:

1. The proposed A3/A5 use including the potential loss of a preferred A1 use would materially impact upon, and undermine the retail and community function of the Astwood Bank District Centre, to the detriment of its vitality and viability. As such, the proposed development would be contrary to the aims and objectives of Policy E(TCR).9 and Policy E(TCR).12 of the Borough of Redditch Local Plan No.3, and Policy 20 of the Preferred Draft Core Strategy.

Officers sought to defend this reason for refusal through written representations to the Planning Inspector.

Number 1248 Evesham Road lies on the western side of Evesham Road, within the Astwood Bank District Centre and as such, Policy E(TCR).9 and E(TCR).12 apply to such proposed applications for change of use.

The premises have been vacant since August 2011 at which point the Post Office was incorporated within 'Bank Stores' which is located approximately 50 metres due west of the Evesham Road / Feckenham Road junction further to the north of this site.

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The Inspector noted that there are a number of hot food takeaways, a retail unit providing sandwiches to takeaway, a public house and an Indian restaurant to the eastern side of Evesham Road but outside the defined District Centre. She found that cumulatively, taking into consideration other non-retail uses as set out above, the proposal would lessen the interest and variety of the District Centre which would in turn lower its viability and vitality.

Whilst she acknowledged that hours of opening proposed would encompass day time use, those hours could change and no reasonable condition could be used to require day time opening. She therefore considered that the argument that the development would be a vibrant part of the street scene throughout the day could not be guaranteed and thus would not address the potential loss of a traditional retail unit. The Inspector commented that the level of vacancies in the District Centre was not excessive and was not persuaded that the empty appeal site currently detracts from the vitality and viability of it significantly.

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.