

Planning Committee

Wed 3rd April
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.

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

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

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

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

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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

3rd April 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

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any interest they may have in the items on the Agenda.
3. Confirmation of Minutes (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 13th February 2013. (Minutes attached)
4. Planning Application 2012/301/COU - Former T J Hughes (Ground Floor), 6 Kingfisher Square, Kingfisher Shopping Centre, Town Centre, Redditch (Pages 5 - 12) Head of Planning and Regeneration	To consider a Planning Application for a change of use from Class A1 (Retail) to Class A3 (Food and Drink). New internal shop front elevations. Applicant: Mr Iain Minto (Report attached - Site Plan under separate cover) (Central Ward);
5. Planning Application 2012/306/FUL - Land to the rear of 36 Marsden Road, Smallwood, Redditch (Pages 13 - 20) Head of Planning and Regeneration	To consider a Planning Application for the erection of a two-storey building consisting of 2 no. 1 bedroom flats. Applicant: Mr Farooqui (Report attached - Site Plan under separate cover) (Central Ward);

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<p>6. Planning Application 2013/032/COU - Former T J Hughes (Lower Ground Floor), 6 Kingfisher Square, Kingfisher Shopping Centre, Town Centre, Redditch</p> <p>(Pages 21 - 26)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from Class A1 (Retail) to Class D2 (Gymnasium).</p> <p>Applicant: Mr Romit Chauhan</p> <p>(Report attached - Site Plan under separate cover)</p> <p>(Central Ward);</p>
<p>7. Planning Application 2013/062/FUL - 15 Underwood Close, Callow Hill, Redditch</p> <p>(Pages 27 - 30)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a single storey side and rear extension and porch to property.</p> <p>Applicant: Mr and Mrs Cooke</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Crabbs Cross Ward);</p>
<p>8. Appeal Outcome - Works to Ash Tree at rear of 1 Valley Close and 15 Tanwood Close, Callow Hill, Redditch</p> <p>(Pages 31 - 32)</p> <p>Head of Planning and Regeneration</p>	<p>To receive information on the outcome of an appeal against a consent to carry out works to protected trees.</p> <p>(Report attached)</p> <p>(West Ward);</p>

9. Exclusion of the Public

During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:

“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.

These paragraphs are as follows:

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

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

may need to be considered as “exempt”.

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

13th February 2013

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Joe Baker (Vice-Chair) and Councillors Michael Chalk, Bill Hartnett, Roger Hill, Yvonne Smith and Pat Witherspoon (substituting for Councillor Wanda King)

Officers:

S Edden, A Hussain, D Parker-Jones and A Rutt

Committee Services Officer:

J Smyth

57. APOLOGIES

Apologies for absence were received on behalf of Councillors Brandon Clayton and Wanda King.

58. DECLARATIONS OF INTEREST

There were no declaration of interests.

59. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of 16th January 2013 were confirmed as a correct record and signed by the Chair.

60. PLANNING APPLICATION 2012/297/FUL - 475 EVESHAM ROAD, CRABBS CROSS, REDDITCH

Conversion of existing building to 6. no. flats

Applicant: Mr N Tatlow

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning

.....
Chair

and Regeneration Services to GRANT Planning Permission, subject to:

- 1) the satisfactory completion of the Planning Objection; and
- 2) the 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 period to be limited.

Informatives

1. Reason for approval;
2. Drainage;
3. LPA acted in a positive and proactive manner;
4. Secured by Design;
5. S106 agreement is attached to this consent.

61. PLANNING APPLICATION 2012/307/FUL - 150 EVESHAM STREET, REDDITCH

Erection of 14 no. apartments and
3 no. retail units

Applicant: Mr G Waring

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:

- 1) the satisfactory completion of the Planning Obligation.
- 2) the following Conditions and Informatives:
 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**
4. **S106 agreement is attached to this consent; and**

3) The following additional Condition:

- “10. Parking for residents to be secured by appropriate means”**

(During consideration of this matter, and in light of existing on-street parking arrangements in the vicinity of the proposed development, Members considered it prudent to condition that a barrier type security system be implemented to protect residents parking on the site, as detailed at additional Condition 10 above.)

**62. APPEAL OUTCOME - BARNS AT BRICKHOUSE FARM,
BROOKHOUSE LANE, HAM GREEN, REDDITCH**

The Committee received an item of information in relation to the outcome of an appeal against a refusal of Planning Permission and Listed Building Consent, made by Officers under delegated powers, namely:

Planning Application 2011/183/FUL
Listed Building Consent Application 2011/184/LBC

Development of single dwelling
with ancillary accommodation
within reconstructed Listed barns

Members noted that the appeal against the Council's decision to refuse both Planning and Listed Building Consent permissions, had been dismissed by the Inspector, who had considered that the rebuilding works would amount to inappropriate development which would be harmful to the Green Belt, and that no very special circumstances had been put forward to overcome such harm to the Green Belt.

RESOLVED that

the item of information be noted.

63. APPEAL OUTCOME - FORMER ASTWOOD BANK POST OFFICE, 1248 EVESHAM ROAD, ASTWOOD BANK, REDDITCH

The Committee received an item of information in relation to the outcome of an appeal against a refusal of Planning Permission for a change of use, namely:

Planning Application 2012/107/COU

Change of use from Post Office (A1 Use) to
Restaurant / Café / Hot Food Takeaway (A3/A5 Use)

Members noted that, the appeal against the Council's decision to refuse planning permission had been dismissed by the Inspector, who had considered that the proposed use, together with other non-retail outlets already situated within and outside the District Centre, would cumulatively lessen interest and variety within the Centre and in turn affect its viability and vitality.

Members further noted an error in the report on this matter, which had incorrectly stated that the decision to refuse the application had been made by Officers under delegated powers when, in fact, the Committee had determined and refused planning permission as recommended by Officers.

RESOLVED that

the item of information be noted.

The meeting commenced at 7.00 pm
and closed at 7.30 pm

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CHAIR

PLANNING COMMITTEE

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PLANNING APPLICATION 2012/301/COU

CHANGE OF USE, FROM CLASS A1 (RETAIL) TO CLASS A3 (FOOD AND DRINK). NEW INTERNAL SHOP FRONT ELEVATION'S.

**FORMER T J HUGHES (GROUND FLOOR), 6 KINGFISHER SQUARE,
KINGFISHER SHOPPING CENTRE, TOWN CENTRE, REDDITCH**

**APPLICANT: MR IAIN MINTO
EXPIRY DATE: 6 MARCH 2013**

WARD: CENTRAL

(See additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3372 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

The site is located on the ground floor of the Kingfisher Shopping Centre towards the end of the shopping parade in the locality of the bus station and the cinema. The site comprises of the former TJ Hughes unit that previously occupied a ground and lower ground floor unit in this location. However, this application only relates to the ground floor of this former store. The application also includes the public staircase and escalator that are located in front of the unit as well as the service area to the side of the unit (adjacent to McDonalds).

Proposal Description

It is proposed to subdivide this ground floor unit into 4 individual units and convert them from Class A1 retail to Class A3 food and drink (for consumption of food on the premises including restaurants and cafes). The floor area of these units will vary from 297 – 696 square metres. It is intended that part of the walkway in front of the units (5.7 metres deep) would be used as a seating area for the potential food and drink outlets. An existing service yard at lower ground level would be used for loading and unloading for the new restaurants whilst an existing centre management plan is in place for waste management.

The staircase that exists in front of the unit would be removed and an additional escalator would be provided in this location Also a new escalator would be provided between the converted units and McDonalds to work in tandem with the existing passenger lift located nearby.

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At this stage the proposed frontage for the units is shown to be a plain glazed frontage. Any signage and illumination details shown on the plans and documents submitted are indicative only.

The application is supported by a Planning Statement which states that the new units would enhance customers' experience of the existing cinema on the above floor and would help to contribute towards Redditch's night time economy. The units would be directly served by an existing multi storey car park with step free access to the units. Also, due to the location of the proposed units, there would be no detrimental impact upon the surrounding neighbourhood through noise, smell and litter.

This application originally included the provision of an external window that would overlook Plymouth Road. However, the provision of this window has now been omitted from the application.

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

National Planning Policy Framework (NPPF)

The NPPF requires planning policies to be positive and promote competitive town centre environments that should provide customer choice. A range of sites for retail, leisure, commercial, tourism and cultural development should be available within the town centre.

Regional Spatial Strategy and Worcestershire County Structure Plan

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

E(TCR).1 Vitality and Viability of the Town Centre

E(TCR).5 Protection of the Retail Core

E(TCR).12 Class A3, A4 and A5 (restaurants, snack bars, cafes, pubs and bars and take-aways)

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B(BE).13 Qualities of Good Design

Paragraph 215 of the NPPF states that due weight be given to relevant policies in existing plans according to the degree of consistency with the NPPF (the closer the policies of the plan to the policies of the NPPF, the greater the weight that may be given). In accordance with paragraph 215 of the NPPF, the above policies should be afforded due weight, as the aspirations of these policies are consistent with the NPPF.

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning Document (SPD) on Designing for Community Safety.

Other relevant corporate plans and strategies

Town Centre Strategy (TCS).

Relevant site planning history

2000/168 Demolition of existing buildings and erection of 4 storey building comprising bus station, retail with food and drink uses and leisure development. Approved 3 Nov 2000.

Public Consultation Responses

No comments submitted.

Consultee Responses

Development Plans

Borough of Redditch Local Plan No.3

Policy E(TCR).5 Protection of the Retail Core

This policy states that a change of use from class A1 to A2, A3, A4 and A5 or any other use considered appropriate to a shopping centre will only be acceptable if it does not result in a continuous frontage of more than two non-retail units.

Policy E(TCR).1 Vitality and Viability of the Town Centre

This policy states that the Town Centre should be the focus for entertainment and leisure uses, provide vibrant mixed uses and promote a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses.

E(TCR).12 Class A3, A4 and A5 (Restaurants, snack bars, cafes, pubs and bars and Take-Aways)

This policy states that the above uses are suitable in the Town Centre provided the impact on the shopping area is acceptable.

Draft Borough of Redditch Local Plan No.4

Policy 29 Town Centre and Retail Hierarchy

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This Policy promotes the redevelopment and diversification of the Town Centre by providing vibrant mixed uses, promoting the appropriate re-use of floor space within the Town Centre and promoting a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses.

Policy 30 Regeneration for the Town Centre

This policy seeks to enhance the attractiveness of the Town Centre.

Policy 31 Protection of the Retail Core

This policy broadly reflects the principles contained within Policy E(TCR).5 of Local Plan No.3.

National Planning Policy Framework (NPPF)

The NPPF contains a chapter which seeks to ensure the vitality of Town Centres.

County Highway Network Control

No objection to the grant of permission.

Worcestershire Regulatory Services

No comments to make on the proposal.

Severn Trent Water

No objection and no comments to make on proposal.

Assessment of Proposal

The key issues for consideration in this case are

Principle

The site is located within the Kingfisher Centre which is located in Redditch Town Centre. The application site is within the Retail Core as designated in the Borough of Redditch Local Plan No.3. Policy E(TCR). 5 would apply which states that a change of use from Class A1 to A2, A3, A4 and A5 will only be acceptable if the proposed use does not result in a continuous frontage of more than two non-retail units; (units are defined as a shopfront width of about 6 metres). The Reasoned Justification of the policy states that the growth of non- retail units in Town Centres can result in a loss of retail provision and the creation of 'dead' frontages which can fragment and disrupt the appearance of the shopping centre, resulting in further distances to walk between shops, making the area less attractive to shoppers and potential investors. The total frontage of the proposal would be approximately 39 metres and be significantly more than 6 metres. The proposal would conflict with this policy, and as such could be viewed as inappropriate development. However, whilst it is accepted that the site is within the Retail Core of the Town Centre, given it is located at one end of the shopping centre it would not fragment the rest of the centre. Also, it is within a location that lends itself well to night time activities being promoted in this vicinity with good

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links to the bus and train station nearby. Therefore, it is very unlikely that the proposed use of these units would make the rest of the shopping centre less attractive to customers or potential investors.

Policy E(TCR).1 seeks to maintain and enhance the vitality and viability of Redditch Town Centre by ensuring a wide range of facilities including retail, commercial, community facilities and institutions, entertainment, leisure and hotels. A mix of uses should be promoted to provide a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses. The proposed use would be appropriate and welcomed within the Town Centre given its close proximity to the cinema that is open during the day and evening.

Policy E(TCR).12 encourages A3, A4, and A5 uses in the Town Centre, Peripheral Zone, or District Centres. The emphasis of the policy relates to the potential impact upon the amenities of neighbouring occupiers in respect to noise, smell and litter. Given the proposal would be wholly within the Kingfisher Centre, any potential noise, smell and general disturbance would be minimal on the neighbouring occupiers. The nearest residential occupiers would be those who live at Plymouth Road. Neighbouring occupiers have been consulted but no comments / objections have been submitted in respect to this proposal. It is considered that the proposal would not conflict with this policy.

Draft Borough of Redditch Local Plan No.4

Under the new Local Plan No.4, there would be more flexibility in respect to the Town Centre. For instance, Policy 29 Town Centre and Retail Hierarchy promotes the redevelopment and diversification of the Town Centre by encouraging the appropriate re-use of floor space within the Town Centre for a vibrant and safe, high quality, evening economy of leisure and entertainment uses. This proposal would be in accordance with this emerging policy.

Also, Policy 30 Regeneration for the Town Centre seeks to enhance the attractiveness of the Town Centre. This policy details that the offer of cafés and restaurants should be improved, as a priority project. This project (amongst others) is considered as a priority to deliver the changes needed to ensure the future of Redditch as a sustainable Town Centre. There is currently a perception that the centre has a limited offer of cafés, restaurants and night time activities, which in turn can be linked with the feeling of the centre being unsafe after dark. Improvements to night time activities and the economy can add to the quality and mix of uses in the area.

Policy 31 Protection of the Retail Core broadly reflects the principles contained within Policy E(TCR).5 Protection of the Retail Core of Local Plan No.3. However, this Local Plan version contains an addition which states that proposals for non A1 uses which can demonstrably contribute to the vitality and viability of the Centre will be assessed on their own merits. It is considered that this particular proposal could enhance the vitality and viability of the Retail Core and surrounding Centre and therefore would be acceptable.

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It is important to note that when the application is considered at Planning Committee the Draft Local Plan No.4 is likely to be in the process of a public consultation and as such the policies concerned carry very limited weight at this stage.

To conclude, whilst currently the proposal would conflict with Policy E(TCR).5 of the Local Plan No.3, it would comply with policy E(TCR).1 and E(TCR).12 of Local Plan No.3. Given the location of the proposed A3 uses would be at one end of the Kingfisher Centre, it is very unlikely that the provision of these units would hinder the role and retail function of the Kingfisher Centre and as such would not harm the aspirations set out under policy E(TCR).5. Also, policies in the emerging Local Plan No.4 create more flexibility on this matter with more emphasis on improving the attractiveness of the Town Centre with more choice of cafes and restaurants and night time activities.

Design and layout

The plans submitted show a seating area in front of the units which will add to the vitality of this part of the Kingfisher Centre. The original plans submitted showed a new window that would overlook Plymouth Road and would have served the largest unit to be converted. However, the window was quite large and additional details were requested by officers regarding the finish of the window eg. Opaque or clear glass etc. The agent has since omitted the window which may be considered at a later date under a separate application.

Highways and Access

Access arrangements include the provision of additional escalators to aid better access for customers using the variety of uses in this area.

In respect to car parking the proposal is within the Kingfisher Centre which is served by several multi storey car parks. However, it is anticipated that car park 1 would be the most accessible car park for these facilities. In addition, the site has good access links to the bus and train station.

Conclusion

The proposal generally complies with most of the current Local Plan No.3 policies, with the exception of policy E(TCR).5 of Local Plan No.3. However, although the site is located within the Retail Core of the Town Centre, it is located at one end of the Centre and would not disrupt or fragment the existing shopping facilities. As such it is unlikely that the proposed use for these units would hinder the vitality and viability of the Centre and re-using a vacant unit would be welcomed. Therefore, on balance the proposal is considered to be acceptable on this occasion.

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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 Plans approved specified.
- 3 Use defined.
- 4 Hours of opening defined 11:30am – 11:30pm

Informatives

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

Procedural matters

This application is being reported to the Planning Committee because the proposal is a major development with a recommendation to grant planning permission. In addition, the proposed uses would be Class A3 use. As such the application falls outside the scheme of delegation to officers.

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PLANNING APPLICATION 2012/306/FUL

PROPOSAL: ERECTION OF TWO STOREY BUILDING CONSISTING OF 2 NO. 1 BED FLATS

LOCATION – LAND TO THE REAR OF 36 MARSDEN ROAD, SMALLWOOD, REDDITCH

APPLICANT: MR FAROOQUI
EXPIRY DATE: 4 FEBRUARY 2013

WARD: CENTRAL

(See additional papers for Site Plan)

The author of this report is Sharron Williams, .Planning Officer (DM), who can be contacted on extension 3372 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

Site comprises of two areas of land that are split level with an approximate 1.5 metre drop between the two areas of land. The area adjacent to the public footpath comprises of a hardstanding area, whilst the adjacent parcel of land at the lower level is a garden area for No.38 Marsden Road.

The area generally is predominantly residential in the form of Victorian terraced housing, and a spring works building exists to the south west of the site.

Proposal Description

Permission is sought to build on the hardstanding area to provide 2 No. one bedroom flats. A flat would be on each floor and have one bedroom, bathroom, living room, and kitchen. Car parking for a total of two cars (one for each flat) would be provided at the side of the building (on the hardstanding).

The amenity provision for each flat would be mainly at the rear (on the garden land). Access to the amenity space areas (approx 28.8 and 31.9 square metres for each flat) would be via two separate external staircases. 2 metre high fencing would be provided to enclose the amenity areas.

The building would have two doorways to the flats on the front elevation with a canopy porch covering most of the front elevation. A dual pitched roof is proposed. However, to reduce the height of the proposal, the first floor flat would comprise of dormer windows and roof lights. A small garden is proposed at the front of the flats and waist height railings are proposed on the front to define the boundary of the site.

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The application is supported by a Design & Access Statement, and refers to the previous application that was refused highlighting the following changes that have been made to the proposal:-

Building reduced in width.

The building is set back from the rear elevation of 36 Marsden Road.

The gable and pitched roof design has changed.

The angle of the roof pitch has been reduced.

Increased amenity space for future occupants.

Change in design in respect to architectural features on the building.

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

National Planning Policy Framework (NPPF)

Paragraph 58 of the NPPF aims to ensure that developments optimise the potential of the site to accommodate development, reflect local character, create safe and accessible environments, and a scheme that is visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 215 of the NPPF states that due weight be given to relevant policies in existing plans according to the degree of consistency with the NPPF (the closer the policies of the plan to the policies of the NPPF, the greater the weight that may be given).

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.7 The Sustainable Location of Development

B(HSG).6 Development within or adjacent to the Curtilage of an Existing Dwelling

B(BE).13 Qualities of Good Design

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In accordance with paragraph 215 of the NPPF, the above policies should be afforded due weight, as the aspirations of these policies are consistent with the NPPF.

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning Guidance (SPG) on Encouraging Good Design

Borough of Redditch Supplementary Planning Document (SPD) on Designing for Community Safety

Relevant site planning history

Appn. no	Proposal	Decision	Date
2004/080	36 Marsden Rd- resubmission – change of use of ground floor retail accommodation to pizza takeaway	Refused Appeal- Allowed	12 May 2004 3 March 2005
2012/186	Land to the rear of 36 Marsden Road Erection of a two storey building consisting of 2 No. 2 bed flats	Refused	7 Sept 2012
	<i>Land across the road – garage site, Glover Street</i>		
1999/057	2 flats with 2 bedrooms and car parking	Refused Appeal - Dismissed	6 May 1999 19 Jan 2000
2000/233	2 x 1 bed flats with car parking	Outline approval	17 July 2000
2001/448	Reserved matters – two flats (now built)	Approved	30 July 2002

Public Consultation Responses**Responses in favour**

1 comment received raising the following points:

- The site is compact and suitable for two flats, have no objection to the new build provided the construction is compatible with the local houses and in keeping with the streetscene.

Responses against

3 comments (2 from the same person) received raising the following points:

- Concern regarding right to light, given the proposed building would be at a higher level than properties in Marsden Road. A two storey dwelling in the proposed position would have a considerable impact on light available to existing properties.

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- The proposal would be a full storey higher of the gardens of Marsden Road and the area would be overlooked. There would be extra disturbance and noise due to the enclosing nature of the development.
- The density and design of the area is terraced houses with long gardens backing onto one another. The proposal neither falls into current street lines nor is in the style or proportion of the area.
- Smallwood area is under the Residents Parking Scheme, acknowledging that parking is an issue in the area. The proposed flats will create additional pressure on parking. The land is informally used for parking currently.
- Part of the application site is currently customer car parking for Lazio Pizza and was imposed as such under a planning condition. Car parking is a problem in this area in the late afternoon and evenings.

Consultee Responses

County Highway Network Control

No objection subject to conditions. Whilst the site may have been allocated for car parking for the pizza takeaway, there is sufficient car parking available in the adjacent car park on Glover Street to accommodate any shortfall in on street parking as a result of this proposal.

WRS (Environmental Health)

Records show that the proposed site is directly adjacent to a previous unspecified factory and engineering works. In addition, it is about 116 m from a previous transport site. Records also show that buried tanks are close to the proposed site of the development. Therefore, recommend that the general contaminated land condition be imposed.

Crime Risk Manager

Pre application advice was given on the first planning application, would request that these details be incorporated within the proposal.

Severn Trent Water

No objection subject to a condition regarding drainage details.

Assessment of Proposal

This application is a resubmission of a proposal for 2 No. 2 bedroom flats that was refused planning permission (7 September 2012) for the following reasons:-

- 1 Due to the difference in levels, orientation and close proximity between the proposed flats and the rear of properties on Marsden Road, the development would have an overbearing and detrimental impact on the amenities of the occupiers of the existing properties. As such the proposal would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3 and the Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design.

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- 2 The design of the building in terms of roof design and elevational treatment would not be in keeping with the general character and pattern of the streetscenes of this area. As such the proposal would be intrusively out of character with the area and would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3 and the Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design.

The proposal has been revised and the key issues for consideration in this case are:-

Principle

The site is within the urban area and is undesignated in the Borough of Redditch Local Plan No. 3. However, the area is predominantly residential. Therefore, the principle of some form of residential development on the land is acceptable. Given the urban location of the site, which is preferable sequentially to more remote sites, the proposal would comply with policy CS.7 of Local Plan No.3.

Design and layout

Under the previous application (2012/186), the design of the proposed flats lined up with adjacent buildings on the road and was two storeys in height. A hipped roof was proposed and elevational treatment / detailing was shown to create interest. However, there is a substantial difference in levels between the hardstanding area of the application site and the rear of existing dwellings of Marsden Road with the hardstanding area being at a higher level. Due to the close proximity of the existing dwellings on Marsden Road, and their orientation in relation to the site as well as the difference in levels, it was considered that the mass of the resultant building would have had an overbearing and detrimental impact on the amenities of the occupiers of the existing properties. The proposed building also comprised of a hipped roof being out of character for the housing in this area, and the application was subsequently refused for the above reasons.

The current application initially included amendments to address the reasons for refusal of the previous application, and was still submitted as 2 No. 2 bedroom flats. Officers still raised concerns regarding the size of the footprint and the overall height of the scheme and its potential impact on the neighbouring properties. As a result of negotiations between officers and the agent, the scheme was reduced to 2 No. 1 bedroom flats resulting in a reduction in the overall dimensions and the provision of first floor windows comprising of dormer windows and rooflights. The resultant changes would create the following dimensions for the scheme compared to that refused under 2012/186:-

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	Refused application 2012/186	Current proposal as amended
Size of the footprint of the proposed building	10.5 x 5.5 metres Total floorarea = 57.7 m ² excluding bays	8.0 x 6.4 metres Total floorara = 51.2 m ²
Overall height of the building	7.6 metres	6.4 metres
Rear amenity space for each flat	28.5 and 28.5 m ²	29.6 and 33.6 m ²
Spacing between the side wall of the flats and the rear wall of the following properties:- 36 Marsden Road 38 Marsden Road 40 Marsden Road	Approximately 9.8 metres Approximately 11.5 metres Approximately 12.5 metres	Approximately 12.7 metres Approximately 14.6 metres Approximately 14.6 metres
Spacing between the rear wall of the flats and the rear wall of the following properties (not directly facing):- 42 Marsden Road 44 Marsden Road	Approximately 15.0 metres Approximately 17.0 metres	Approximately 17.5 metres Approximately 19.2 metres

The above information demonstrates that the amendments have reduced the overall footprint of the proposed building creating better distances between the proposal and the existing dwellings of Marsden Road. In addition, the overall height of the proposal has been reduced by 1.2 metres in order to reduce the overbearing impact of the proposal on neighbouring properties. Also, because the footprint has been reduced the overall mass has reduced, again reducing the potential overbearing impact of the proposal on neighbouring occupiers. The amended scheme has resulted in an increase in the amenity space for the proposed 1 bedroom flats.

It is considered that the amendments address issues regarding overbearing and detrimental impact on the amenities of the occupiers of the existing properties and as such would comply with policy B(BE).13 of the Borough of Redditch Local Plan No.3.

The Council's Supplementary Planning Guidance (SPG) on Encouraging Good Design requires 35 sq m of amenity provision for flats. The proposal provides approximately 29.6 and 33.6 m² of amenity space for each flat at the rear. In addition, a narrow amenity provision at the front of the flats equates to approximately 12.4 m². Therefore, the total amenity provision would comply with the requirements of the SPG.

Under the previous application, officers expressed concerns about the design of the building in respect to the hipped roof. Also the elevational treatment for the front elevation seemed a little busy and more akin to suburban housing rather than relating to the local Victorian architecture in the area. As such, the

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proposal was considered to be intrusively out of character with the area and contrary to policy B(BE).13 of the Borough of Redditch Local Plan No.3. The revised application has design elements that relate better to the local architecture in the area, with the omission of the hips to the roof, and the provision of a mono-pitched canopy and dormer windows. As such the proposal would be more in character with the area and would comply with Policy B(BE).13 of the Borough of Redditch Local Plan No.3 and the Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design.

Highways and Access

Under reference 2004/080, the appeal decision for the takeaway imposed a condition requiring the car parking facilities to be provided and to be used for car parking thereafter for the takeaway. County Council Network Control are aware of the appeal condition but have also noted how much these spaces are being used at present, and have raised no objection to the proposal and recommend standard conditions and informatives. It is important to note that the required provision of off street car parking would be provided for these 1 bedroom flats.

Conclusion

The principle of the proposal in this location is considered to be acceptable. However, the proposal was previously refused because of its overbearing impact on the neighbouring properties as well as design features that did not relate so well with the streetscene.

It is considered that the amendments made to this proposal appear to address the potential overbearing impact that the scheme could have on the neighbouring occupiers. In addition, the design features that have been introduced as a result of the amendments made enable the proposal to be more in keeping with the neighbouring properties and as such the proposal would comply with policy B(BE).13 of Local Plan No.3 and the Borough of Redditch SPG on Encouraging Good Design.

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. Details of materials to be submitted and approved.
3. Plans approved specified.
4. Landscaping scheme to be submitted and approved.
5. Landscaping scheme to be implemented.
6. Access and parking facilities.
7. Contaminated land condition.
8. Hours of work during construction to be limited.
9. Permeable hardsurfacing to be used.

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10. Drainage condition.
11. Boundary treatment to be implemented.

Informatives

1. Reason for approval.
2. LPA acted in a positive and proactive manner.
3. Private apparatus within the highway.
4. Alteration of highway to provide new or amend vehicle crossover.
5. Secured by design.
6. Drainage advisory note.

Procedural matters

This application is being reported to the Planning Committee because the recommendation is that permission be granted and there have been more than 2 letters of objection to the proposal. As such the application falls outside the scheme of delegation to officers.

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PLANNING APPLICATION 2013/032/COU

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS D2 (GYMNASIUM).

**FORMER T J HUGHES (LOWER GROUND FLOOR), 6 KINGFISHER
SQUARE, KINGFISHER SHOPPING CENTRE, TOWN CENTRE,
REDDITCH**

**APPLICANT: MR ROMIT CHAUHAN
EXPIRY DATE: 13 MAY 2013**

WARD: CENTRAL

(See additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3372 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

The site is located on the lower ground floor of the Kingfisher Shopping Centre towards the end of the shopping parade in the locality of the bus station. The site comprises of the former TJ Hughes unit that previously occupied a ground and lower ground floor unit in this location. However, this application only relates to the lower ground floor of this former store.

Proposal Description

It is proposed to convert the unit from Class A1 retail to Class D.2 Gymnasium. No external alterations are proposed to the unit, therefore, the design and appearance of the existing unit would remain the same. However, the details submitted do not show the internal layout of the gymnasium.

It is proposed to operate 24 hours a day 365 days of the year. Direct access to the unit would be via multi storey car park 1 and through the pedestrian access points from within the Kingfisher Centre.

The application is supported by a Planning Statement which states that the gymnasium would enhance the leisure and entertainment services in the Kingfisher Centre and enhance the vitality and viability of Redditch Town Centre. The internal layout of the unit is currently unknown. However, the tenants fit out will be subject to building regulation approval as well as the Town Centre management approval. It is envisaged that the proposals would have no detrimental impact on noise to the surrounding neighbourhood or existing tenants within the Centre.

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Relevant Key Policies

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

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

National Planning Policy Framework (NPPF)

The NPPF requires planning policies to be positive and promote competitive Town Centre environments that should provide customer choice. A range of sites for retail, leisure, commercial, tourism and cultural development should be available within the Town Centre.

Regional Spatial Strategy and Worcestershire County Structure Plan

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

E(TCR).1 Vitality and Viability of the Town Centre

Paragraph 215 of the NPPF states that due weight be given to relevant policies in existing plans according to the degree of consistency with the NPPF (the closer the policies of the plan to the policies of the NPPF, the greater the weight that may be given). In accordance with paragraph 215 of the NPPF, the above policies should be afforded due weight, as the aspirations of these policies are consistent with the NPPF.

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning Document (SPD) on Designing for Community Safety

Other relevant corporate plans and strategies

Town Centre Strategy (TCS)

Relevant Site planning History

2000/168 Demolition of existing buildings and erection of 4 storey building comprising bus station, retail with food and drink uses and leisure development. Approved 3 Nov 2000.

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Public Consultation Responses

No comments submitted.

Consultee Responses

Development Plans

Borough of Redditch Local Plan No.3

Policy E(TCR).1 Vitality and Viability of the Town Centre

This policy states that the Town Centre should be the focus for entertainment and leisure uses, provide vibrant mixed uses and promote a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses.

Draft Borough of Redditch Local Plan No.4

Policy 29 Town Centre and Retail Hierarchy

This Policy promotes the redevelopment and diversification of the Town Centre by providing vibrant mixed uses, promoting the appropriate re-use of floor space within the Town Centre and promoting a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses.

Policy 30 Regeneration for the Town Centre

This policy seeks to enhance the attractiveness of the Town Centre.

National Planning Policy Framework (NPPF)

The NPPF contains a chapter which seeks to ensure the vitality of Town Centres.

County Highway Network Control

No objection to the grant of permission.

Crime Risk Manager

No objection to the proposal.

Community Safety Officer

No objection to the proposal.

Town Centre Coordinator

No objection to the proposal.

Worcestershire Regulatory Services (Environmental Health)

No comments to make on the proposal.

Worcestershire Regulatory Services (Contamination)

No comments to make on the proposal but recommend an unexpected contamination condition.

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Severn Trent Water

No objection to the proposal subject to the inclusion of a condition.

Assessment of Proposal

The key issues for consideration in this case are:-

Principle

The site is located within the Kingfisher Centre which is located in Redditch Town Centre. The application site is within the vicinity of the Retail Core as designated in the Borough of Redditch Local Plan No.3, but is not within it as the application site is on the lower ground floor of the Centre (rather than the ground floor). Therefore, Policy E(TCR). 5 of Local Plan No.3 would not apply to this application.

However, policy E(TCR).1 of Local Plan No. 3 would apply and encourages entertainment and leisure uses in the Town Centre to promote a vibrant and safe, high quality, evening economy. The proposed use would enhance both the day and evening economy in the Town and would comply with this policy.

Policy 29 of the new Local Plan No.4 encourages the appropriate re-use of floor space within the Town Centre for a vibrant and safe, high quality, evening economy of leisure and entertainment uses that attract a large number of people. This proposal would be in accordance with this emerging policy.

Policy 30 Regeneration for the Town Centre

This policy seeks to enhance the attractiveness of the Town Centre. This application would contribute towards diversifying the Town Centre and adding to the vitality and vibrancy of the Centre and would be in accordance with this emerging policy.

It is important to note that when the application is considered at Planning Committee the draft Local Plan No.4 is likely to be in the process of a public consultation and as such the policies concerned carry very limited weight at this stage.

The NPPF contains a chapter which seeks to ensure the vitality of Town Centres. Paragraph 23 of the NPPF states that local planning authorities should recognise Town Centres as the heart of their communities and pursue policies to support their viability and vitality.

This proposal contains a use which would comply with policies in Local Plan No. 3, the NPPF, as well as emerging policies in the draft Local Plan No.4. Therefore, the principle of the proposed use is considered to be acceptable. It is also important to note that a gymnasium was approved as part of the bus station redevelopment under planning application reference 2000/168. Therefore, the principle of such a facility has already been considered favourably in this vicinity.

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Design and layout

The frontage of the unit would remain the same which is currently glazing. The plans submitted show no internal details of how the gymnasium would be laid out in respect to changing facilities, fitness rooms and any other facilities such as saunas etc. which makes officers consider that the proposal is speculative at this stage with no end user at present. However, it is likely that air conditioning units would be required for the proposed use which could have an impact on the external appearance of the building. Therefore, it is considered appropriate that a condition be imposed for the submission for approval of details for air conditioning units and any other external alterations that may be required for the conversion.

Highways and Access

In respect to car parking the proposal is within the Kingfisher Centre which is served by several multi storey car parks. However, it is anticipated that car park 1 would be the most accessible car park for these facilities. In addition, the location of the use relates well to public transport links nearby.

Other matters

The details submitted for the application state that the gymnasium would be open 24 hours 7 days a week. As the facility is within the Kingfisher Centre, the hours of opening would be dependent on the hours of opening of the Kingfisher Centre. Therefore, additional information will be sought on this matter for clarification purposes, and be provided in the Update Report.

Conclusion

The proposal complies with current Local Plan No.3 policies and emerging policies. It is located within an area of the Shopping Centre that is being promoted for a mix of uses to encourage day and night time economy in order to enhance the vibrancy, vitality and viability of the main Kingfisher Centre. Therefore, the proposal is considered to be acceptable.

Recommendation

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

- 1 Development to commence within 3 years.
- 2 Plans approved specified.
- 3 Use defined.
- 4 Drainage condition.
- 5 Details of air conditioning units and any other external alterations to be submitted and approved.

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Informatives

- 1 Reason for approval.
- 2 LPA acted in a positive and proactive manner.
- 3 Drainage informative.
- 4 Contact Community Safety for access control measures.

Procedural matters

This application is being reported to the Planning Committee because the proposal is a major development with a recommendation to grant planning permission. As such the application falls outside the scheme of delegation to officers.

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PLANNING APPLICATION 2013/062/FUL

SINGLE STOREY SIDE AND REAR EXTENSION AND PORCH TO PROPERTY

15 UNDERWOOD CLOSE, CALLOW HILL, REDDITCH

APPLICANT: MR AND MRS COOKE
EXPIRY DATE: 01ST MAY 2013

WARD: CRABBS CROSS

The author of this report is Harjap Rajwanshi, Planning Assistant (DM), who can be contacted on extension 3384 (e-mail:

harjap.rajwanshi@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The property is a three bedroomed detached dwelling and is located within Callow Hill, a residential area. The majority of the properties in Underwood Close are detached and were built around the late 1980's.

Proposal Description

The application seeks planning permission to build a porch extension to the front elevation, a single storey side extension which would comprise of a shower room, utility and cupboard room and a rear extension which would comprise of a dining room and rooflight.

The porch extension would measure 1.5m (L), 2.1m (W) and 3.2m (H). The rear dining room extension would measure 3m (L), 4.24m (W) and the side extension would measure a maximum of 10.04m (L) and 4m (H).

Materials to be used for walls (brickwork) and roof (tiles) would match those used in the construction of the original dwelling.

Relevant Key Policies:

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

www.communities.gov.uk

www.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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Regional Spatial Strategy and Worcestershire County Structure Plan

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

B(BE).13 Qualities of Good design
B(BE).14 Alterations and Extensions

Supplementary Planning Guidance - Encouraging Good Design

Relevant Site Planning History

None

Public Consultation Responses

None

Assessment of Proposal

The main considerations in this application are whether the proposal maintains the character of the streetscene and the amenity of neighbouring occupiers.

Design/Impact on character of street scene

The Encouraging Good Design SPG used to appraise the appearance and design of the proposal and Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 are consistent with the design principles contained within the NPPF (section 7). Within both of these documents achieving good design is of fundamental importance.

Having regards to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 under which applications of this nature are assessed, the extensions are considered to be acceptable since they would not harm the character and appearance of the dwelling or the street-scene. No objections to the proposals have been received from nearby residential occupiers despite the notification process.

Residential amenity

Paragraph 17 of the NPPF advises to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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The proposal would not have a detrimental impact upon neighbour amenity and would respect the amenity of the adjacent dwellings.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be DELEGATED to the Head of Planning and Regeneration to GRANT PERMISSION following the expiry of the public consultation period (9th April 2013) subject to conditions and informatives as summarised below:

- 1) Development to commence within 3 years
- 2) Materials to match existing dwelling
- 3) As per plans submitted

Informative

- 1) Reason for approval
- 2) Positive and proactive working note

Procedural Matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to Committee as the applicant is related to an employee of the Council.

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APPEAL OUTCOME REPORT FOR INFORMATION

APPEAL MADE AGAINST CONSENT TO CARRY OUT WORKS TO PROTECTED TREES

TREE PRESERVATION ORDER DETAILS:

NEW TOWN TREE PRESERVATION ORDER No.32

Planning Application details: TPO/2012/049

WORKS TO ASH TREE AT REAR OF 1 VALLEY CLOSE AND 15 TANWOOD CLOSE, CALLOW HILL

WARD: WEST

DECISION: TREE PRESERVATION ORDER APPLICATION DECISION MADE 30 OCTOBER 2012

The author of this report is Sharron Williams, Planning Officer (DC), who can be contacted on extension 3372 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Discussion

Tree preservation order consent was granted on 30 October 2012 to carry out the following works:-

- Reduce crown by 15% on west and south sides of the canopy.
- Reduce lower north limb by 25%.
- Remove all dead wood.

The appellant wished to appeal against the conditionally permitted works, seeking to reduce the overall tree height and width by about one third.

The applicant chose to appeal under the fast track procedure. However, this is limited to the details submitted as part of the original application and any issues raised at that time.

The Inspector stated that as the appeal was made under the fast track procedure, consideration of it was limited to issues raised in the original application for consent and was unable to consider the more extensive works raised on appeal. Also due to the chosen appeal procedure, the local authority was unable to respond to the more extensive works raised on appeal.

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The Inspector concluded that as the proposed works raised on appeal could not be considered at appeal, a fresh tree preservation order application may be appropriate to carry out the more extensive works.

Appeal Outcome

The planning appeal was DISMISSED

Recommendation

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