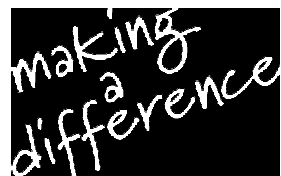


Planning Committee

Wed 3 Jul
2013
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

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

Your main rights are set out below:-

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

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

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

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

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

www.redditchbc.gov.uk

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

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

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

Wednesday, 3 July 2013

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Andrew Fry (Chair) Roger Hill
Alan Mason (Vice- Wanda King
Chair) Brenda Quinney
Joe Baker Yvonne Smith
Roger Bennett
Michael Chalk

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	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on Wednesday 5th June 2013. (Minutes to follow)
4. Planning Application 2013/078/FUL - Land South of Harris Close (Pages 1 - 10) Head of Planning and Regeneration	To consider a Planning Application for the erection of 41 dwellings, comprising 35 houses and 6 apartments, together with roads and associated works. Applicant: David Wilson Homes (Report attached – Site Plan under separate cover) (Greenlands Ward)
5. Planning Application 2013/105/FUL - 10 Lower Grinsty Lane, Callow Hill (Pages 11 - 16) Head of Planning and Regeneration	To consider a Planning Application for a garage extension. Applicant: Ms Christine Lloyd. (Report attached – Site Plan under separate cover) (West Ward)

PLANNING

Committee

Wednesday, 3 July 2013

<p>6. Planning Application 2013/119/FUL - Magna Exteriors and Interiors, Merse Road</p> <p>(Pages 17 - 22)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for extension of an existing factory; relocation of existing bund to increase the parking on site; additional concrete yard space; mezzanine floor and new site entrance.</p> <p>Applicant: Mr C Walton</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Church Hill Ward)</p>
<p>7. Planning Application 2013/130/RC3 - Grassed Area Next to Redditch Town Hall, Walter Stranz Square</p> <p>(Pages 23 - 26)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning application for a public art piece to celebrate the Redditch springs and wireform industry.</p> <p>Applicant: Leisure and Culture, Redditch Borough Council</p> <p>(Report attached – Site Plans under separate cover)</p> <p>(Abbey Ward)</p>
<p>8. Appeal Outcome - Conversion of Office Space into Residential Units - Newton House, Hewell Road</p> <p>(Pages 27 - 30)</p>	<p>To receive information on the outcome of an appeal made against a refusal of Planning Permission for conversion of a first floor office space (use class B.1) into 4 residential units.</p> <p>(Report attached)</p> <p>(Abbey 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.)

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

3rd July 2013

PLANNING APPLICATION 2013/078/FUL**ERECTION OF 41 DWELLINGS COMPRISING 35 HOUSES AND 6
APARTMENTS TOGETHER WITH ROADS AND ASSOCIATED WORKS****LAND SOUTH OF HARRIS CLOSE, REDDITCH****APPLICANT: DAVID WILSON HOMES**
EXPIRY DATE: 24TH JUNE 2013**WARD: GREENLANDS**

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

(See additional papers for Site Plan)

Site Description

The site, which is roughly square in shape, measures approximately 0.93ha in area. It is defined as site 157 in the Borough of Redditch Local Plan No.3. It is bounded to the west, south and east by an existing public footpath and bridleway, and to the north, by the development of 24 dwellings (Harris Close). It is privately owned by the County Council following the cessation of its use as school playing fields associated with the former Ipsley First School. It is largely overgrown.

Proposal Description

Full planning permission is sought for the erection of 41 dwellings at land at the former Ipsley First School site. The dwellings would be a mixture of detached and semi-detached properties, with the exception of 6 of the units which would form a single block of apartments.

The site would be accessed via Harris Close, which itself is formed off Oakenshaw Road, to the north.

The 41 residential units would be provided as follows:

- 6 x 2 bed apartments
- 6 x 2 bed houses
- 6 x 3 bed houses
- 23 x 4 bed houses

Of the 41 units, 15 would be affordable units.

The breakdown of affordable housing to be provided as part of this development is as follows:

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3rd July 2013

- 6 x 2 bed apartments
- 4 x 2 bed houses
- 4 x 3 bed houses
- 1 x 4 bed house

11 of the dwellings are to be provided as social rented accommodation (6 x 2 bed flats, 2 x 2 bed houses, 2 x 3 bed houses and 1 x 4 bed house). 4 of the dwellings are to be provided as intermediate affordable housing for shared owner occupiers (2 x 2 bed houses and 2 x 3 bed houses).

Building heights would range from two storeys to three storeys with the development being constructed in brickwork (walls) under tiled roof, with material colours to harmonise with the sites surroundings.

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

www.worcestershire.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

Borough of Redditch Local Plan No.3

- | | |
|----------|--|
| CS.1 | Prudent Use of Natural Resources |
| CS.2 | Care for the Environment |
| CS.5 | Achieving balanced communities |
| CS.6 | Implementation of Development |
| CS.7 | The Sustainable Location of Development |
| CS.8 | Landscape character |
| B(HSG).5 | Affordable Housing |
| B(HSG).6 | Development within/adjacent to the curtilage of a dwelling |
| B(BE).13 | Qualities of Good Design |
| B(BE).19 | Green Architecture |
| B(NE).1 | Overarching Policy of Intent |
| B(NE).1a | Trees, Woodland and Hedgerows |
| S.1 | Designing Out Crime |
| C(T).12 | Parking Standards (Appendix H) |

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

PLANNING COMMITTEE

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

Supplementary Planning Guidance / Documents (SPG / SPDs)

Encouraging Good Design
Affordable Housing Provision
Open Space Provision
Designing for Community Safety

Worcestershire Waste Core Strategy 2012-2027 (adopted Nov 2012)

WCS.17 Making provision for waste in all new development

Constraints

Borough of Redditch Tree Preservation Order (TPO).140
Footpath and Bridleway No. 612

Public Consultation Responses

The application has been advertised by writing to neighbouring properties within the vicinity of the application site, by display of public notices on site, and by press notice.

Responses against

2 letters received. Comments are summarised as follows:

- Loss of light, outlook and privacy to existing properties
- Concerns regarding impact upon wildlife in the area
- Impact upon protected trees would be harmful
- Land should be retained as open space
- Detrimental impact upon highway safety
- No need for further housing in this area

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Consultee Responses

County Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection, subject to the inclusion of conditions covering access turning and parking, on site roads specification and phasing and the submission of a Construction Management Plan.

Housing Strategy Team

Housing Strategy has agreed the affordable housing provision, its location and mix with the developers which will be a mix of social rented units (11 no. or 73%) and intermediate affordable housing (4 no. or 27%) which meets the prevailing housing needs of the Borough.

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North Worcestershire Water Management

Notes that the site is not susceptible to fluvial flood risk. Public and surface water sewer's are located in the nearby surrounding area. Connection will be required by the relevant water authority (in this case Severn Trent Water). No objections are raised to the proposed development.

RBC Arboricultural Officer

Comments summarised as follows:

Following the submission of a revised layout plan, I am satisfied that the proposed development would not have a harmful impact upon the health of the protected trees, subject to conditions which would ensure that protective fencing is positioned around trees during construction works on site.

A final, appropriate species mix of new planting would need to be agreed with the developer if permission were to be granted.

Worcestershire Regulatory Services (Environmental Health)

No objections. In view of the proximity of the proposed development to the allotments (to the south of the site) where pesticides and fertilizers may have been used, a preliminary desk top contamination report (condition) is recommended for inclusion in the case of planning permission being granted

RBC Community Safety Officer

Comments summarised as follows:

There would be a lack of natural surveillance over the footpath which exists at a point beyond the southern boundary to the application site and beyond the northern boundary to the allotments. The footpath would provide secluded access to rear private gardens exposing the properties to a risk of burglary and potential other crimes. Landscaping works to the trees to the southern boundary would need to be undertaken to improve visibility, principally in terms of reducing the height and spread of the trees, together with a more robust form of boundary treatment to the southern boundary which would be necessary to deter potential intruders. Preference would be to extinguish or divert the public right of way at this point in the interests of community safety.

Severn Trent Water

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

Sport England

No objection

WCC Educational Services

Confirm that a financial contribution towards education provision would NOT be required in this case

RBC Development Plans

Comments summarised as follows:

At the time of the BOR LP No.3 examination, the Planning Inspector supported the principle of housing on the site. The site is now identified under

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LP No.3 as Site 157 as land reserved for residential development to meet the Strategic Housing Requirement if required following subsequent housing monitoring. Having regards to draft Policies 3 and 4 of Local Plan No.4, the proposal is considered to be acceptable. The site is identified in the Redditch Strategic Housing Land Availability Assessment (SHLAA) as having potential for development and would deliver necessary housing in line with the emerging plan.

Ramblers Association

No objection so long as footpath is kept open and clear during development works.

Background

To the immediate north of the site lies the site formerly referred to as 'Site 125' in the Borough of Redditch Local Plan which granted permission in December 2002 for 24 dwellings (application 2002/094/FUL refers). This development was referred to as 'Phase 1' and formerly contained the school buildings at Ipsley First School. The site subject to this application has been referred to as 'Phase 2' and is a predominantly flat, Greenfield site, reflecting its former use as a playing field associated with Ipsley First School. To the west of the site, beyond the sites western footpath boundary, lies 'Site 158' as identified in LP3 which would naturally form 'Phase 3' of the development. This site bounds onto Greenlands Drive to the west, and contains the Scout Hut building to the north.

These proposals however, solely concern the redevelopment of 'Phase 2' and the full application submitted shows the precise positioning of dwellings contained within a layout plan, including the size and design of the dwellings, external appearance and means of landscaping. Access to the site would be via Harris Close to the north which at present terminates near to the southern garden boundaries to numbers 20 and 21 Harris Close.

Assessment of Proposal

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

Principle

Members will be aware that the Council cannot at present demonstrate a five year supply of housing land as required under the NPPF. The land is overgrown with no public right of access and little beneficial community use. Further, it has been identified as suitable housing site by the Planning Inspector during the LP No.3 examination, and has been identified as a potential housing site under LP No.3. The development of the site for residential purposes would be in compliance with emerging policies contained within LP No.4.

There are therefore no 'in principle' policy reasons why the site cannot be developed for housing purposes.

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Design and Community Safety Considerations

Policy both nationally and locally requires new developments *inter alia* to respect and respond to the local distinctiveness of an area. The layout of the development takes its lead from the cul-de-sac arrangement of the 'Phase 1' development to the north, which was developed by the applicant for this scheme.

In general terms, the layout of the development proposed under this application is considered to be acceptable to your officers. The density proposed here is broadly commensurate with that proposed under Phase 1 and contains a large number of detached and semi-detached dwellings within the same cul-de-sac arrangement. Such an approach is encouraged from a secured by design perspective.

Defensible space to properties has been introduced, and the lack of terraced properties has prevented the use of shared rear access alleyways which are not encouraged having regards to Secured by Design. The layout of the development has been amended on several occasions in order to address community safety issues with the introduction of satisfactory passive surveillance over public and parking areas. Houses within the development largely face towards the proposed spine road which is centrally located and represents the most logical and appropriate method of developing the site. Dwelling heights would range between 2, 2.5 and 3 storey and would complement the form of dwellings present in Harris Close. The proposed layout is very different from that on the much older (1960's) development of Wishaw Close. This is further to the east and is comprised entirely of terraced housing, homogenous house types with several large communal areas' including parking courts, and many rear alleyways, elements which are now discouraged from a designing for community safety perspective.

Whilst your officers appreciate the fact that the community safety officer has raised concerns principally with respect to issues around the presence of the footpath (running west to east) between the allotments and the proposed site, officers would argue that a greater intensity of activity on the site than exists at present, together with passive surveillance over the allotments to the south from first floor windows serving habitable rooms present in Plots 9 to 20 would be of benefit to the future security of the allotments. The applicant has been made aware of the Community Safety officers concerns and proposes to introduce robust boundary treatment and appropriate planting between rear gardens serving Plots 9 to 20 and the footpath.

Works to the protected trees to the southern boundary including 'crown lifting', reducing the spread of the trees, together with removing deadwood have already been agreed between the applicant and your officers, which would improve the health of the trees whilst offering improved visibility through to the footpath beyond.

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Discussions between your officers, the Community Safety Officer and the County Council are on-going with regard to the possible diversion of the footpath which would fully satisfy the CSO's concerns, although this process can be protracted. It is important for officers to stress that if this issue can be resolved it would not alter the layout of the development as submitted and if it could not be resolved would not alter the opinion of your officers that the scheme as currently submitted is acceptable.

Highways and access

As stated by County Council Network Control, officers would agree that the proposal would have no highway safety implications and would not adversely affect the road network. Proposed parking arrangements comply with local standards and highways have confirmed that details so far submitted satisfy them that the proposed new road could be adopted by the County Council, subject to the standard Section 38 agreement. Planning conditions and informatives are recommended for inclusion in the case of permission being granted.

On site open space / amenity requirements

For a development of this size, it would not be normal to provide on-site communal open space and leisure services have expressed their preference for a commuted sum to be paid in order to improve and enhance existing open space within the vicinity.

Private amenity space for all of the houses would be in compliance with the Councils adopted SPG 'Encouraging Good Design' and as such, officers are satisfied that the scheme could not be regarded as an over-development of the site.

Impact on amenity

Very few representations from the public have been received despite the extensive neighbour consultation process carried out by your officers. The proposals meet the stated separation distances between existing and new residential development (22 metres between existing and proposed rear facing windows). Officers are satisfied that the scheme would not prejudice the amenities enjoyed by the occupiers of either the existing dwellings in Wishaw Close or those of Harris Close.

Trees and landscaping

Following receipt of the Tree Officers original comments, further tree survey work has been undertaken and the properties nearest to the southern boundary of the site have been re-positioned such that they are further away from the row of Oak Trees which line the southern edge of the site alongside the footpath. The Tree Officer is now satisfied with the proposed development following the submission of an amended layout plan.

Conditions attached to the consent would ensure that an appropriate mix of new planting is introduced to the satisfaction of the Tree Officer. Similarly a

PLANNING COMMITTEE

3rd July 2013

condition would need to be attached to ensure that tree root protection areas (RPA's) are adequately protected whilst construction work is being carried out.

Affordable Housing

Discussions have taken place between the Housing Strategy Team who state that they are in agreement with the provision, location and mix between social rented units and intermediate affordable housing and therefore this issue is considered to have been addressed.

Sustainability

The site is close to a bus route with regular services to the Town Centre. The public footpaths surrounding the site link to a network of routes with a number of schools in close proximity to the site.

The developer has commissioned an Energy Demand Reduction Study. Adoption of the proposed fabric specification would result in a significant reduction in energy demand through exceeding current requirements set out under the building regulations for thermal efficiency. Officers are satisfied that requirements as set out in adopted LP No.3 Policies CS1 and B(BE).19 have been met. A condition requiring the build to meet the standards as specified in the study above is recommended.

Planning Obligation required

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

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, is required in compliance with the SPD.
- A contribution to provide refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy

At the time of writing, the planning obligation is in draft form.

Conclusion

Officers consider that this detailed application is wholly acceptable having regards to the sites constraints and all other material considerations. Approval of this application would meet some of the demonstrated housing need in the Borough. The proposal is considered to comply with the planning policy framework and is unlikely to cause harm to amenity or safety. Subject to the satisfactory completion of the planning obligation, this application can be recommended for approval.

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Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to:

a) The satisfactory completion of a S106 planning obligation ensuring that:

- * Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD
- * A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

and

b) Conditions and informatives as summarised below:

Conditions

1. Development to commence within three years
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Limited working hours during construction period
6. Removal of PD rights for houses in close proximity to protected trees
7. Tree protection measures for on-site working
8. H13: Access turning and parking
9. HC41: On site roads- submission of details
10. HC42: On site roads phasing
11. HC54: Construction Environmental Management Plan
12. Standard contamination conditions
13. Development in accordance with plans (listed) including arboricultural report and proposed tree works
14. In accordance with Energy Reduction Study report

Informatives

1. Reason for approval
2. Drainage
3. Highway informatives HN1, HN4, HN7, HN8
4. S106 agreement is attached to this consent
5. LPA acted in a positive and proactive manner
6. Community safety informative

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Procedural matters

This application is being reported to the Planning Committee because the application is classified as 'major'; the recommendation is that permission be granted subject to a planning obligation and because two or more objections have been received.

PLANNING COMMITTEE

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PLANNING APPLICATION 2013/105/FUL

**GARAGE EXTENSION (AS AMENDED BY PLANS RECEIVED ON
14.06.13)
10 LOWER GRINSTY LANE, CALLOW HILL, REDDITCH, B97 5PJ**

**APPLICANT: MS CHRISTINE LLOYD
EXPIRY DATE: 19TH JUNE 2013**

WARD: WEST

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 application site is a detached dwelling which lies within the urban area of Redditch as defined within the Borough of Redditch Local Plan 3. It is located at Lower Grinsty Lane, which is situated in the Callow Hill area of Redditch. The application site is set at a higher level whereby there is a change of level to the neighbouring dwelling, No.11 Lower Grinsty Lane.

The area is predominantly residential and the site is of an irregular shape and its curtilage includes a front car parking area with a detached garage set forward of the principal elevation and a rear garden area to the existing dwelling. To the north, east and south of the site lies a golf course. To the north west and west of the site lie detached residential dwellings.

Proposal Description

The application seeks planning permission to build a garage extension to the front elevation with a mono pitched roof. The proposed extension would approximately measure a maximum of 6.5m (L), 4.5m (W) and 4.7m (H). The proposal would be set off the neighbouring boundary by a maximum of 0.84m (L) at the front elevation and by 0.74m (L) at the rear elevation. A 2m (H) timber post and panel fence is proposed to the side boundary.

Materials to be used for the proposed garage would be walls (brickwork), walls (timber cladding) and roof (tiles) to 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:

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3rd JULY 2013

www.communities.gov.ukwww.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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

Responses against

3 comments received raising the following concerns:

- Loss of light – our fruit trees and raised vegetable beds built at some cost are situated at the east end just below the planned extension.
- Loss of outlook with a real loss of ‘visual amenity’.
- The proposed extension abuts the boundary. There is a dog leg in the boundary and the block plan shows the garage wall is set off by 1m (L). There is in fact 0.7m (L) towards the rear end and 0.84m (L) at the front. The proposed garage is too close to that property’s boundary which I understand should at least 1m (L) away.
- The proposed structure is overbearing as there is an existing change of level. The garage will overhang the neighbouring property and will be intrusive as well as obtrusive.
- The height of the proposed garage is 4.7m (H) in keeping with the existing garage. No. 11 Lower Grinsty Lane lies at a lower level and the additional border drop ranges from 1m (H) to 1.5 m (H). The height difference, although at least 6 metres (H) is visually quite deceptive due to the sloping nature of the site of all three houses including the adjacent dwelling No. 9 and 11. The height of the proposed garage to the side elevation is disproportional to the adjacent dwelling No.11 Lower Grinsty Lane.
- The proposal is out of character. Our estate comprises of 15 houses arranged on a cul-de-sac with open spaces and a pleasant country feel to it. This new development will be obtrusive and out of keeping with

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its surrounds. No.12 Lower Grinsty Lane also has an extended garage built to the right of our property (in our absence) which abuts our property as is the proposed extension of No.10 Lower Grinsty Lane. With two garage extensions abutting our property, it will surely affect our property value considerably, especially as the owners of No.10 plan to surround their entire property with a fence of metal palings in a development that is essentially an open plan development.

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 regard 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 proposed extension is considered to be acceptable by virtue of its siting, scale and design. It is therefore considered that the proposal would not harm the character and appearance of the dwelling or the street-scene as the proposal would be subservient to the original dwelling.

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. The proposal would not have a detrimental impact upon the amenity of the neighbouring dwellings in terms of loss of light or outlook by virtue of its siting, scale and design.

Response to objections

Amended Plans were received on 14th June 2013 illustrating the proposed extension being set off the neighbouring boundary by a maximum of 0.84m (L) at the front elevation by 0.74m (L) at the rear elevation. The proposal would therefore not overhang the neighbouring dwelling.

There is no requirement in The Encouraging Good Design SPG for ground floor extensions to be set of the neighbouring boundary by at least 1m (L).

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The proposal would not be overbearing or disproportional to the neighbouring dwelling No.11 Lower Grinsty Lane, despite the existing change of level as the height of the proposed garage at 4.7m (H) would marry with the existing garage height.

The proposal would not have a detrimental impact upon the amenity of the neighbouring dwellings in terms of loss of light or outlook by virtue of its siting, scale and design.

The proposal by virtue of its siting, scale and design would not be obtrusive or be intrusive in relation to the neighbouring dwellings or be out of character with the existing dwelling or surrounding street-scene as the proposal would be subservient to the original dwelling.

The proposal affecting the property value of No.11 Lower Grinsty Lane considerably is not a material planning consideration in the determination of this application and the amended plans illustrate that the owners of No.10 Lower Grinsty Lane do not plan to surround their entire property with a fence of metal palings.

Conclusion

It is considered that the proposal would comply with Policy B(BE).13, Policy B(BE).14, of the Borough of Redditch Local Plan No.3, the Council's Supplementary Planning Guidance on Encouraging Good Design and the NPPF (2012). The proposal would not cause any significant detrimental impact to the amenities of the neighbouring dwellings and would be acceptable in terms of appearance and design. As such the proposal is considered to be acceptable.

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 (8th July 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
- 4) Garage to have ancillary use to main dwelling

Informative

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

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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 for determination as it is recommended for approval and has received more than one objection. As such the application falls outside the scheme of delegation to Officers.

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PLANNING APPLICATION 2013/119/FUL

EXTENSION OF EXISTING FACTORY; RELOCATION OF EXISTING BUND TO INCREASE SITE PARKING; ADDITIONAL CONCRETE YARD SPACE; MEZZANINE FLOOR AND NEW SITE ENTRANCE OFF WINYATES WAY

MAGNA EXTERIORS AND INTERIORS, MERSE ROAD, REDDITCH

**APPLICANT: MR C WALTON
EXPIRY DATE: 7TH AUGUST 2013**

WARD: CHURCH HILL

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

(See additional papers for Site Plan)

Site Description

The site, which measures 3.97 hectares, has been occupied by Intier Automotive Interiors Ltd for over 8 years, employing 329 people who produce parts for the automotive trade for car manufacturers such as Jaguar Land Rover and BMW.

To the west lies Winyates Way, the Territorial Army (TA) Centre and Church Hill Way; to the south, Moons Moat Drive; to the east, Merse Road; and further to the north, Eagle Road.

Existing floor space totals 9265 square metres in area. The exterior of the site is largely dominated by the storage of bulk materials involved in the production process and the handling of goods in and out of the facility. The site and the wider area is covered by 'blanket' Tree Preservation Order 7 (TPO 7) although the site itself does not contain any noteworthy trees.

Access to the site is via Merse Road to the east.

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

Proposal Description

Permission is sought to extend the existing factory to keep up with increased demand on production to match the increased growth of their current customer base. The applicant states that the proposals would create an additional 125 jobs over three split shifts.

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The extension would be located to the rear of the existing building and would provide a total of 3,720 square metres of (B2 / General Industrial) new floor space. It would be of steel portal frame construction with a goosewing grey insulated panelled wall and roof with sapphire blue flashings to match that of the existing building. The extension would consist of two, 24 metre spans and one half span at 12 metre (60 metres in total). The height to eaves would be 11 metres with the buildings overall height rising to 12.3 metres, matching the height of the existing building. Towards to the north elevation of the building, a small mezzanine floor would be created (120 square metres). This is required to house air handling units for the factory.

The site currently has only one entrance in and out for both all HGV's and all employees. The application also proposes to add an extra junction off Winyates Way which would act as an entrance, solely for HGV's, reducing the number of vehicles entering the site via Merse Road. The new access would be formed at a point, approximately 20 metres due south of the existing access which serves the TA Centre, which is similarly served off Winyates Way.

Due to the extra 125 jobs which would be created over three different shifts, the application includes provision to create additional staff parking. An existing small soil bund would be removed in order to accommodate an extra 32 car parking spaces. The soil from the bund to be removed would be relocated and added to an existing bund which is located towards the north-west corner of the site.

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)

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

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Borough of Redditch Local Plan No.3

S.1	Designing Out Crime
B(BE).13	Qualities of Good Design
E(EMP).2	Design of Employment Development
E(EMP).3	Primarily Employment Areas
E(EMP).3a	Development Affecting Primarily Employment Areas
C(T).2	Road Hierarchy
C(T).12	Parking Standards

Supplementary Planning Guidance /Supplementary Planning Documents

Encouraging Good Design
Designing for Community Safety

Public Consultation Responses

The application has been advertised by writing to neighbouring properties within the vicinity of the application site, by display of public notice on site, and by press notice. No representations have been received.

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

No objection. Informative recommended informing the applicant that works within the publically maintained highway can only be carried out by the County Councils approved contractor under the Highways Act 1980.

Worcestershire Regulatory Services (Environmental Health)

No comments submitted

Police Crime Risk Manager

No objection

Severn Trent Water

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

Economic Development

No objection

Assessment of Proposal

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

Principle

The site is within an established employment area that is zoned for Primarily Employment Uses in the Borough of Redditch Local Plan No.3. Therefore, the proposed development would be acceptable, complying with policies E(EMP).3 and E(EMP).3a of the Borough of Redditch Local Plan No.3, in addition to core planning principles identified in the National Planning Policy Framework.

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Design and Layout

The extension proposed would be located to the rear (the north) of the existing building and therefore its visual impact from main public vantage points is relatively limited. Its design and external appearance would respect the character and form of the existing portal framed factory building which is clad in 'Goosewing Grey' (BS 10 A 05) coloured metal profiled sheet with blue flashings. The materials and colours used would therefore be appropriate in their context.

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

Highways and Access

The existing 170 space car park to the south of the site, including access to it (via Merse Road) would be unaffected by the proposed development. Highways have confirmed that they are in agreement with the proposed additional 32 car parking spaces to be provided having regard to the new floorspace to be provided.

To reduce any congestion on site with the expected increased traffic in and out, it is proposed that the HGV traffic be split. Goods in would be via the existing access (Merse Road) whilst goods out would be via the new, additional access, solely for HGV's off Winyates Way. By creating the additional access, it would reduce the amount of manoeuvring on site carried out by large vehicles and by segregating car vehicle movements with those of 'goods out' by HGV's would serve to benefit highway safety on site.

To ensure that the additional access does not become a cut through onto Merse Road for the general public there would be a remotely operated security gate so that fork lift trucks and service vehicles can gain access all around the site but remove the risk of the site becoming a through road.

In order to manage the increased traffic onto the site, the security kiosk is proposed to be situated closer to the entrance on to Merse Road to ensure that all traffic into and out of the site is directed and controlled earlier on its arrival and to reduce the risk of misdirected traffic and manoeuvring on site.

Conclusion

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

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Recommendation

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

- 1 Development to commence within 3 years.
- 2 Materials to be used as per details given within submission (Q9 on planning application form)
- 3 Plans approved specified

Informatives

- 1 Reason for approval
- 2 Drainage
- 3 Positive and proactive informative
- 4 Highway Note No. 4

Procedural matters

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

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PLANNING APPLICATION 2013/130/RC3

PUBLIC ART PIECE TO CELEBRATE THE REDDITCH SPRINGS AND WIREFORM INDUSTRY

GRASSED AREA NEXT TO TOWN HALL, WALTER STRANZ SQUARE, REDDITCH

**APPLICANT: LEISURE AND CULTURE, REDDITCH BOROUGH
COUNCIL**

EXPIRY DATE: 18TH JULY 2013

WARD: ABBEY

(See additional papers for Site Plan)

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

Site Description

The site is a linear area of grassed land, outside the Town Hall, to the west of Walter Stranz Square. Young tree planting exists close to where the sculpture would be located. Benches and streetlighting are also close to the application site. The rest of the Square beyond the grassed area is predominantly hardsurfacing, although another linear area of grass exists opposite the application site and includes the traditional lamp post from Auxerre.

Proposal Description

The proposal comprises of a sculpture that would be an open box turned upside down with springs cascading out of the box. Overall the sculpture would be approximately 2.5 x 2.5 metres by 2.5 metres in height. It would be built in mild steel but have a galvanised finish. The box would be distressed to imitate cardboard, and finer details such as crinkling on the lid of the box would be provided to create an authentic corrugated section. The springs would be made from mild steel and would be fully joined whilst still providing a random appearance. This will help form a structural support for the sculpture without the need for structural girders. The sculpture will be secured to the ground via a concrete base.

Relevant Key Policies

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

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www.communities.gov.uk
www.redditchbc.gov.uk

National Planning Policy

National Planning Policy Framework (NPPF)

Para. 58 of the NPPF encourages development to establish a strong sense of place, using streetscapes and buildings to create an attractive place to live, work and visit. It also encourages development to respond to local character, history and reflect the identity of local surroundings.

Borough of Redditch Local Plan No.3

R.1 Primarily Open Space
E(TCR).1 Vitality and Viability of the Town Centre
B(BE).13 Qualities of Good Design
B(BE).20 Public Art

Supplementary Planning Guidance / Supplementary Planning Documents

Redditch Borough Council Supplementary Planning Document - Designing for Community Safety

Other relevant corporate plans and strategies

Town Centre Strategy (TCS)

Relevant Site Planning History

None

Public Consultation Responses

No comments at the time of drafting the report.

Consultee Responses***Town Centre Co-ordinator***

No comments at the time of drafting the report.

Community Safety

No comments at the time of drafting the report.

Severn Trent Water

No objection to the proposal.

Assessment of Proposal

The documentation that has been submitted with the application clarifies that this was an idea initiated by a local Councillor to celebrate the heritage of the springs and wireform industry in Redditch as it was felt at the time that public awareness of the significance of the industry was very low. A steering group was set up that included local spring businesses, NEW college representatives as well as RBC staff, and the then Portfolio Holder for Leisure

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and Culture. 35 students from the college entered a competition to create artistic concepts to celebrate the industry. Two concepts were shortlisted, and following press releases, and a public consultation that took place in Redditch Library, the public voted for the proposed sculpture that forms part of this application.

Redditch has a long history of mass producing springs (100 years approx.). The spring industry was an off shoot of the needle industry which was a major consumer of wire. Whilst the needle industry has diminished in Redditch, spring manufacturing remains in this area with 80 local businesses dedicated to the manufacture of springs and wireform in one form or another. It is important to note that the first spring ever made was in premises in Peakman Street, hence the intention of providing the sculpture close to this street and within the Town Centre.

The key issues for consideration in this case are:-

Principle

The site is within an area that is designated as Primarily Open Space in the Borough of Redditch Local Plan No.3 and comprises of a small area of grass that is surrounded by a hard landscaped pedestrianised area. Policy R.1 of the Local Plan would apply which discourages the total or partial loss of Primarily Open Space. However, it also states that proposals for development that contributes to the nature and purpose of the open space may be deemed acceptable. It is considered that the provision of public art in this open space area would visually enhance this civic location and as such would comply with this policy.

B(BE).20 of Local Plan No. 3 would also apply and seeks the provision of public art that contributes to the improvement of public outdoor space, legibility and the creation of landmarks. Any proposals should be sited and designed to improve the quality of public outdoor space, and enhance local distinctiveness. The proposed sculpture would comply with this policy as it would enhance the quality and visual appearance of this open space location. Also, the location for the sculpture is close to where the first spring was made in Redditch, therefore, there would be historical links to providing the sculpture outside the Town Hall and as such would enhance local distinctiveness and raise awareness of local history in this location.

Design and layout

The design has been shortlisted by the steering group and the final option was voted for by members of the public as a result of a public consultation that took place in Redditch Library. The sculpture would be a sufficient size to provide a presence without being overbearing on the rest of the open space area. In addition the proposal would not detract from other features that exist within this area such as the traditional lamp post from Auxerre, and other hard / soft landscaping features nearby. The design of the sculpture is considered

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to be acceptable in this location and would generally enhance the streetscene.

Trees

Whilst there are young trees close to the application site, the sculpture would not have a detrimental impact on the health and safety of these trees.

Other issues

Comments are still awaited from the Town Centre Co-ordinator and Community Safety. Any further comments from consultees or other parties will be provided in the Update Report.

Conclusion

The proposal would be in keeping with the area and would comply with policies in the Borough of Redditch Local Plan No.3 and guidance set out in the NPPF.

Recommendation

That having regard to the development plan and to all other material considerations it is recommended that permission be GRANTED subject to the following conditions:

- 1 Development to commence within 3 years.

Informatives

- 1 Reason for approval.
- 2 Positive and proactive informative

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. 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

PLANNING APPLICATION DETAILS: 2012/128/COU

PROPOSAL	CONVERSION OF FIRST FLOOR OFFICE SPACE (USE CLASS B.1) INTO 4 No. RESIDENTIAL UNITS
LOCATION	NEWTON HOUSE, HEWELL ROAD, REDDITCH
WARD	ABBEY
DECISION	DELEGATED PLANNING DECISION ON 11 JULY 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

Permission was sought to convert the first floor of these premises to 3 No. 2 bedroom flats and 1 No. 1 bedroom flat (above the existing shop Grimm Brothers). Access to the flats would be via two existing lobbies within the building layout. Private amenity provision would be provided at first floor level for each flat, and car parking for the proposed flats would be within an enclosed parking area at the side of the existing building.

Given the site is within an area designated for Primarily Employment Uses in the Borough of Redditch Local Plan No.3, policy E(EMP).3 applies and aims to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution). The change of use of the first floor of this unit to 4 self-contained flats would be detrimental to the aims and objectives of Policy E(EMP).1 and E(EMP).3 of Local Plan No.3.

The proposal would also be contrary to Policy E(EMP).3a, which requires development to be compatible with the use of Primarily Employment Areas. This application would restrict the current and future use of surrounding commercial units for employment purposes. As this location is a primarily employment area the proposed residential use would result in occupiers living in an environment where they would be vulnerable to noise conditions from the surrounding employment uses.

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The application was refused for the following reasons:-

- 1) The proposed change of use to residential flats would result in a loss of land designated for employment use (B1, B2, and B8). In the absence of any justification for this loss, the proposal is considered to be harmful to the employment land supply for the Borough and would be contrary to Policy E(EMP).3 of the Borough of Redditch Local Plan No.3. The proposal would also conflict with the National Planning Policy Framework.
- 2) The provision of a residential development in a designated Primarily Employment Area would hinder the amenities of the potential occupiers in terms of noise that is likely to be experienced in this Primarily Employment setting and compromise the quality of life associated with residential units. The development would not be a compatible use and would be contrary to Policies E(EMP).3 and E(EMP)3a of the Borough of Redditch Local Plan No.3 and the National Planning Policy Framework.
- 3) The resultant development could result in unreasonable constraints to the working practices of existing neighbouring business uses in an established Primarily Employment Area and as such the proposal would conflict with Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.

The Inspector's main issues were as follows:-

- Whether or not the proposed flats would provide acceptable living conditions for their intended future occupiers, having regard to the relationship with neighbouring land uses, and
- The impact of the proposal on the availability of employment land within the Borough.

At the site visit, the Inspector observed the proximity of the neighbouring manufacturing business including its service areas, and the intensive level that the service area was being used for open storage. The Inspector considered that a different standard of amenity is generally expected in a working environment compared to that of the home, where people generally relax and enjoy their private space. The Inspector concluded that given the relationship to neighbouring employment uses and associated activities, the proposal would conflict with Policies E(EMP)3 and E(EMP)3a of the Borough of Redditch Local Plan No.3, as well as the core planning principles of the National Planning Policy Framework.

In respect to the availability of employment land, the Inspector noted that the building had been marketed since December 2010 and evidence submitted for the appeal indicated that there was no take up of the office

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accommodation. However, the Inspector noted at the site visit that one of the office suites to the rear of the building was occupied, demonstrating some evidence of demand. The Inspector noted the Council's shortfall in employment land supply, and whilst the proposed employment floor area would have been relatively modest, the Inspector was not convinced that the site could not be used for an alternative employment use.

The Inspector concluded that whilst the business is running below its potential and that small self-contained, residential rental units are in demand within the area, the impact of the proposal on employment land availability and the incompatibility of the proposed residential use within this employment area, do not outweigh the harm identified.

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.

