

# Planning Committee

Wed 12 Mar  
2014  
7.00 pm

Council Chamber  
Town Hall  
Redditch



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

# Access to Information - Your Rights

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

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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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**Democratic Services Officer**  
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**REDDITCH BOROUGH COUNCIL**  
**PLANNING COMMITTEE**



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

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

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Public Speaking - in the following order:-
  - a) Objectors to speak on the application;
  - b) Supporters to speak on the application;
  - c) Applicant to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the 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.

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**Notes:**

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the 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

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### **Agenda Papers**

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

### **Chair**

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

12<sup>th</sup> March 2014

7pm

Council Chamber Town Hall

### Agenda

#### Membership:

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

<p><b>1. Apologies</b></p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p><b>2. Declarations of Interest</b></p>	<p>To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.</p>
<p><b>3. Confirmation of Minutes</b> (Pages 1 - 6)</p>	<p>To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 12<sup>th</sup> February 2014.  (Minutes attached)</p>
<p><b>4. Update Reports</b></p>	<p>To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting).</p>
<p><b>5. Planning Application 2013/179/OUT - Land opposite The Foxlydiate, Birchfield Road, Webheath, Redditch</b>  (Pages 7 - 20)  Head of Planning and Regeneration</p>	<p>To consider an Outline Planning Application for a residential development of 30 no. dwellings, with associated garaging and parking, access, roads and drainage, and other accommodation works.  Applicant: Mr Jonathan Tomlinson  (Report attached – Site Plan under separate cover)  <b>(West Ward)</b></p>
<p><b>6. Planning Application 2013/289/FUL - Land off Dixon Close, Enfield, Redditch</b>  (Pages 21 - 38)  Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the development of 37 no. houses with a mix of 2, 3 and 4 bedrooms and 2 no. 2 bedroomed bungalows.  Applicant: Mr N Laight  (Report attached – site Plan under separate cover)  <b>(Abbey Ward)</b></p>

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<p><b>7. Planning Application 2014/023/FUL - Parking Areas - Eckington Close, Woodrow, Redditch</b></p> <p>(Pages 39 - 42)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the removal of garages and provision of additional public car parking spaces and wheelie bin collection areas.</p> <p>Applicant: Redditch Borough Council</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Greenlands Ward)</b></p>
<p><b>8. Exclusion of the Public</b></p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p><b>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</b></p> <p><b>These paragraphs are as follows:</b></p> <p><b>subject to the “public interest” test, information relating to:</b></p> <ul style="list-style-type: none"><li><b>Para 1 - <u>any individual;</u></b></li><li><b>Para 2 - <u>the identity of any individual;</u></b></li><li><b>Para 3 - <u>financial or business affairs;</u></b></li><li><b>Para 4 - <u>labour relations matters;</u></b></li><li><b>Para 5 - <u>legal professional privilege;</u></b></li><li><b>Para 6 - <u>a notice, order or direction;</u></b></li><li><b>Para 7 - <u>the prevention, investigation or prosecution of crime;</u></b></li></ul> <p><b>may need to be considered as “exempt”.</b></p>
<p><b>9. Confidential Matters (if any)</b></p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>





## Planning Committee

12<sup>th</sup> February 2014

### MINUTES

#### Present:

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

#### Officers:

N Chana, A Hussain and A Rutt

#### Committee Services Officer:

J Smyth

#### 77. APOLOGIES

Apologies were received on behalf of Councillors Wanda King and Brenda Quinney.

#### 78. DECLARATIONS OF INTEREST

No declarations of interest were made.

#### 79. CONFIRMATION OF MINUTES

##### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 15<sup>th</sup> January 2014 be confirmed as a correct record and signed by the Chair.**

#### 80. CHANGE OF MEETING DATE

The Committee formally noted that the Planning Committee meeting originally scheduled for the 7<sup>th</sup> May 2014 had been re-scheduled to take place on Wednesday 14<sup>th</sup> May 2014.

#### 81. UPDATE REPORTS

The Update Reports relating to the Application to be considered were received and noted.

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Chair

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82. **PLANNING APPLICATION 2013/291/COU - UNIT 27  
KINGFISHER WALK, TOWN CENTRE, REDDITCH,  
WORCESTERSHIRE B97 4EY**

Change of Use of ground, basement and  
sub-basement to Class 3A (Café / Restaurant)  
and A5 (hot Food Take-away) use.

Applicant: Mr Matthew Rhodes

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out in the report.**

83. **PLANNING APPLICATION 2013/316/COU - TOOKEYS FARM  
HOUSE, TOOKEYS DRIVE, ASTWOOD BANK, REDDITCH,  
WORCESTERSHIRE B96 6BB**

Change of Use to private recreational use,  
including golf practice facility comprising  
construction of one golf green, two golf tees,  
water pump housing (retrospective) and  
tractor shed

Applicant: Mr Mark Rolph

The following people addressed the Committee under the Council's public speaking rules:

Mrs B Morris – objector  
Mr J Walker – objector  
Mr S Vick – Applicant's Agent

**RESOLVED that**

**Having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out in the main report, subject to:**

- 1) **Condition 2 being amended to read as follows:**

**“2. The use of the private golf practice facility hereby permitted shall be limited to occupiers and guests thereof of Tookeys Farm House, and the occupiers shall always be in residence when the facility is in**

**use. The facility shall not be used by more than 6 adults and 4 children under 16 at any time and shall not be used for any commercial purposes or financial gain at any time.**

**Reason: In the interests of surrounding residential amenity and to prevent the over-intensification of the use of the site, in accordance with Policies B(RA)1 and B(BE)13 of the Borough of Redditch Local Plan No.3. “; and**

**2) The following additional informatives:**

**“2) In considering this application, members of the Planning Committee were keen to stress that ONLY private use and NOT commercial use of the recreational facility would be acceptable on this site as commercial uses would bring more considerations into play that was not covered in the application submission.**

**3) In considering this application, members of the Planning Committee were keen to point out that the Council planning Enforcement Officers would work with the applicant to ensure that the conditions set out above are adhered to.**

(Officers reported on data the Applicant had received from the County Biological Records Data Centre that had confirmed there were no records of significant species or habitats on or in close proximity to the application site. The Committee was advised that, further to this data being provided, the Wildlife Trust had confirmed that they had no objections to the proposal. Comments from the County Archaeologist, were also reported. A number of additional points raised by objectors were also noted. Members also noted and agreed an amendment proposed to Condition 2 in the report in regard to restricting the use of the site to prevent any commercial use, as detailed in Resolution 1 above. The Committee further considered a Member’s request for additional informatives to be included in relation to specified use and enforcement of Conditions, as detailed in Resolution 2 above.

The two Update reports relating to this applicant were provided for Committee Members and the public gallery prior to commencement of the meeting.

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Officers clarified that the proposed development accorded with relevant Policies and that all relevant Consultees had been consulted in relation to the application.)

**84. PLANNING APPLICATION 2013/327/FUL - OAK HOUSE, HERBERT STREET, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B98 8BL**

Conversion of office building to 9 no. apartments.

Applicants: Mr Paul Mason and Mr Martyn Harfield

The Applicant, Mr Martyn Harfield, addressed the Committee under the Council's public speaking rules.

**RESOLVE that**

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

- 1) **The satisfactory completion of a Section 106 Planning Obligation to ensure that:**
  - a) **Contributions be paid to the Borough Council in respect of off-site open space and playing pitches in accordance with the Council's adopted SPD;**
  - b) **A financial contribution be paid to the Borough Council towards the provision of wheelie bins for the new development; and**
- 2) **the Conditions set out in the main report.**

**85. PLANNING APPLICATION 2014/006/COU - REDUNDANT TOILET BLOCK ADJACENT TO UNIT 1 MATCHBOROUGH CENTRE, MATCHBOROUGH WAY, MATCHBOROUGH, REDDITCH, WORCESTERSHIRE B98 0EP**

Change of use of redundant former toilet block to form extension to Units 1 and 2 for use as a reception area and community hub to existing boxing club

Applicant: Ms Sarah Lee, Redditch Community Amateur Boxing Club

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**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out in the report.**

**86. ENFORCEMENT REPORT - NON-COMPLIANCE WITH AN ENFORCEMENT NOTICE - LAND AT THE SALTWAY, FECKENHAM**

The Committee considered a report relating to non-compliance of an Enforcement Notice in regard to an unauthorised use of land in Feckenham.

**RESOLVED that**

**in relation to a breach of Planning Control, namely the failure to comply with the requirements of an Enforcement Notice, authority be delegated to the Head of Legal, Equalities and Democratic Services, in consultation with the Head of Planning and Regeneration Services, to instigate legal proceedings in the Magistrates Courts, if necessary.**

The Meeting commenced at 7.00 pm  
and closed at 8.17 pm

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CHAIR



## **PLANNING COMMITTEE**

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Planning Application 2013/179/OUT

Outline residential development (29 no. dwellings) with associated garaging and parking; access; roads and drainage and other accommodation works.

Land Opposite The Foxlydiate, Birchfield Road, Webheath, Redditch,  
Worcestershire

**District:**

**Applicant:** Mr Jonathan Tomlinson

**Expiry Date:** 11th November 2013

**Ward:** WEST

(see additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

### **Site Description**

The site is approximately 0.78 hectares and is an area of enclosed grassland that has been used as a paddock. The site is bounded by the Bromsgrove Highway (dual carriageway) to the north east and north west of the site, and Birchfield Road to the south west. The site is generally enclosed with young tree planting and hedge planting. A small area within the paddock to the south east is within separate ownership and does not form part of the application site.

The site is relatively level but fluctuates in relation to the dual carriageway whereby the site is approximately 2 metres higher towards the west of the site and approximately 2 metres lower towards the east of the site with a bank of earth and tree planting providing a physical buffer between this part of the site and the dual carriageway.

### **Proposal Description**

The outline application is for 29 dwellings with means of access, layout and scale to be considered at this stage. The proposed layout shows two means of access off Birchfield Road. The original plans submitted showed 30 dwellings, but amendments have been made to the layout reducing the scheme to 29 dwellings.

### **Relevant Policies:**

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

CS07	The Sustainable Location of Development
S01	Designing Out Crime
BHSG05	Affordable Housing
BBE13	Qualities of Good Design
BBE14	Alterations and Extensions
BRA01	Detailed Extent of Control of Development in the Green Belt
L02	Education provision

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CT02	Road Hierarchy
CT12	Parking Standards
R03	Provision of Informal Unrestricted Open Spaces
R04	Provision and Location of Children's Play Areas
R05	Playing Pitch Provision

### **Emerging Borough of Redditch Local Plan No. 4**

Policy 2:	Settlement Hierarchy
Policy 4:	Housing Provision
Policy 5:	Effective and Efficient use of Land
Policy 6:	Affordable Housing
Policy 12:	Open Space Provision
Policy 20:	Transport Requirements for New Development
Policy 22:	Road Hierarchy
Policy 28:	Supporting Education, Training and Skills
Policy: 39	Built Environment
Policy: 40	High Quality Design and Safer Communities

### **Others:**

NPPF National Planning Policy Framework  
SPD Affordable Housing Provision  
SPD Open Space Provision  
SPD Planning Obligations for Education Contributions SPD  
SPG Encouraging Good Design  
Worcestershire Local Transport Plan (WLTP)  
Worcestershire Waste Core Strategy (WWCS)  
Redditch Strategic Housing Land Availability Assessment (SHLAA)

### **Relevant Planning History**

None

### **Consultations**

#### **Waste Management**

No comments submitted.

#### **Arboricultural Officer**

The current plan incorporates as much of the perimeter hedgerow and trees as possible, as well as proposals to gap up several small sections of missing hedgerow on the western boundary opposite the pub. Furthermore, the internal layout avoids any significant incursions into the Root Protection Areas (RPAs) of boundary trees. Therefore overall the latest proposed layout is very positive in terms of screening and retention of existing vegetation.

#### **Planning Services- Bromsgrove District Council**

Comments awaited.



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### **Commission For Architecture & The Built Environment**

No comments submitted.

### **Development Plans**

Principle of development is compliant with NPPF and accords with emerging Local Plan No. 4 and the limited weight it can be given at this stage of its process, therefore from a planning perspective, this application can be supported.

### **Education Authority**

If development goes ahead in this area, there will be a need for a contribution towards local education facilities in accordance with your Supplementary Planning Document on planning obligations for education facilities.

### **Area Environmental Health Officer**

Having reviewed the noise climate assessment report submitted would confirm that it is technically acceptable. The use of acoustic glazing and venting are acceptable for achieving suitable noise levels in the interiors. Agree that the use of appropriate barriers along the boundaries that overlook the roads is a suitable way forward for achieving acceptable noise levels in the garden areas. Having received additional information, satisfied that suitable sound levels should be achieved in the garden areas of the proposed development.

As a result of the revised layout, understand that the side of the coach houses facing the Bromsgrove Highway will be solid brickwork with no glazing or openings. Based on this information and the previous noise report, considered that this new proposal should achieve acceptable interior sound levels.

### **North Worcestershire Water Management**

No objections to this outline proposal in terms of drainage and flood risk providing all of the details given in this application are undertaken and considered throughout. Any changes to the proposals outlined in this application regarding surface water drainage will need to be considered and proof of the necessary percolation tests for any infiltration techniques utilised on the site will need to be provided, along with accompanying calculations, in order to ensure they will be of adequate capacity.

### **Housing Strategy Housing Strategy**

As this scheme is to be determined through local plan 4 policies request the following affordable housing provision to be provided on site:-

8 no. dwellings (27%) comprising 5 x 2 bed 4 person houses (social rented) and 3 x 2 bed houses (Intermediate affordable housing). All social rented property will be required to meet the lifetime home standard also.

It should also be advised that any affordable housing provision is pepper potted in the development in at least 2 areas. Would also require that the affordable housing is of a design that it is not distinguishable from the open market housing on the development.

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### **Highway Network Control**

Amendments required to ensure adequate visibility and turning heads need to be amended to ensure refuse vehicles can use them safely.

The proposed development will generate travel demand that will place demands on Redditch and Bromsgrove's local and strategic transport network (across all modes of transport). As such it is appropriate to seek financial contributions towards the strategic transport schemes identified in this area.

### **Leisure Services Manager**

Require financial contributions towards open space provision, play space provision, and playing fields provision. Unlikely to adopt the small open space area proposed as part of the layout, so need to agree an alternative management plan.

### **Crime Risk Manager**

Pleased to see that the revised scheme shows one parking courtyard has been removed and that the additional footpath has not been included.

Ideally the other parking courtyard would also be removed but maybe recommend a gate for the courtyard, street lighting and enhanced rear garden boundaries.

### **Severn Trent Water Ltd**

Recommend conditions.

### **Urban Design Officer**

The proposal is for a development at a density of 38 dwellings per hectare, which is a reasonable figure,

The layout divides the 30 dwellings into two groups, each with its own vehicular access from Birchfield Road. This is a reasonable strategy, although the two groups are very different in size, at 6 and 24 dwellings.

Within the two groups, dwellings are placed sensibly; mostly in short terraces either parallel to or perpendicular to Birchfield Road, with the exception of one terrace which is placed parallel to the sewer. The nonconformity of this terrace is successfully exploited, to reflect the external space as it is perceived from the entrance to the site from Birchfield Road.

The outline scheme proposes what could become a very satisfying rhythm of side walls to houses, facing Birchfield Road, behind the substantial existing hedgerow. The aerial perspective sketch submitted shows that these five walls (which could presumably become six with the development of the paddock) are quite diverse in form. Suggest that thought could be given to giving them some unifying common elements, to emphasise this rhythm. Part of this could be more fenestration; the drawing indicates very few windows in these side walls, but the walls face southwest, and more/bigger windows

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could admit more sunlight into the houses. Privacy would not be an issue, because of the presence of the hedgerow.

### **Worcestershire Wildlife Trust**

So long as the landscaping allows for planting beside the noise attenuation fencing I don't see the change in height being a massive issue. More concerning is the fact that the density of development will be increased. Given that drainage is such an important issue here (in light of the downstream LWS and wider Bow Brook Project) it is imperative that there is enough space for a robust SUDS approach.

### **Worcestershire Archive And Archaeological Service**

No comments submitted.

### **Public Consultation Response**

2 objections received, raising the following concerns:-

The proposed site is not mentioned in the Borough of Redditch Local Plan No.3.

This proposed development opposite the Foxlydiate Hotel will add to the already congested section of Birchfield Road with the access junction onto/off the A448 Bromsgrove Highway and the B4184 Brockhill Drive and the B4096 Hewell Road.

Near the corner of this very busy junction there is a petrol garage, an MOT test centre, a tyre garage and 2 used car sales lots. All of which are used constantly as is the Foxlydiate Hotel with its 2 entrances as both a pub, restaurant, Hotel and events venue. The road site entrance to the development is proposed in this congested section. The road is busy any time of the day and the traffic is always fast with little car owners adhering to the speed limit this road has become a dangerous race track, resulting in some car accidents.

The section of road for the proposed site is subject to considerable flooding. The field on the proposed site becomes waterlogged. Not only does this stretch of road encounter flooding but during snow falls this area of Birchfield Road has been impassable with cars unable to get up the hill, people abandon their vehicles and this creates mayhem.

The noise levels 7 days per week are so high because of the traffic on the Birchfield Road and from the Highway and the Foxlydiate Hotel/Pub it has become unpleasant and dangerous to work in the garden, walk along the roads around the area, more houses, with more traffic will add to the situation. The Council should consider strongly the location for the proposed build not only for the reasons mentioned above but for the people who would be resident and the noise levels they will encounter living so close to the busy highway with the busy Birchfield road sandwiched between the two locations.

### **Assessment of Proposal**

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

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### Principle

The site was designated as Green Belt in the Borough of Redditch Local Plan No.3. Policy B(RA).1 of Local Plan No.3 stated a presumption against inappropriate development in the Green Belt. Inappropriate development would have included general residential development. However, the review of the Local Plan No.3 has resulted in some Green Belt land being re-designated to meet the current housing requirement up to 2030. The draft Borough of Redditch Local Plan No.4 now shows this site designated for housing to meet the Strategic Housing Requirement up to 2030, and as such is considered to be an important material consideration.

Policy CS.7 of Local Plan No.3 also provided a sequential approach to the location of development and referred to Green Belt land as the last option for development under exceptional circumstances:-

- When all the options for locating development in sustainable locations have been exhausted.
- Where there is a clear development need.
- Where consideration of locations adjacent to the Redditch urban area on land currently designated as Green Belt, would not compromise the purposes of designating the land as Green Belt.

This policy deals with the longer term development needs for Redditch and as the end date of Local Plan No.3 has now passed, this policy is now quite relevant to determining where sustainable development should be located and is further supported by Policy 2 Settlement Hierarchy, in the draft Borough of Redditch Local Plan No.4.

The location of the application site appears to be at odds with the surrounding designated Green Belt land. However, the site potentially relates well to the Redditch urban area with its good links to nearby facilities such as local schools, shops, local road network / public transport etc. Therefore, it is considered that developing this site is unlikely to hinder the openness or the purpose of the remaining Green Belt land, and as such would potentially comply with the principles of locating development within or on the edge of the urban area on land currently designated as Green Belt. As such the proposal would comply with policy CS.7 of the Borough of Redditch Local Plan No.3. The proposal would also comply with para. 197 of the National Planning Policy Framework which encourages local planning authorities to apply the presumption in favour of sustainable development.

Whilst policies contained in the draft Local Plan No.4 hold limited weight at present (NPPF paragraph 216) the following are relevant policy considerations for this planning application:-

Policy 2 Settlement Hierarchy indicates Redditch urban area as the Main Settlement for development as it provides the highest level of services and facilities provision and offers the most sustainable location for development. As part of the Plan review process the application site has been re-designated from Green Belt land in Local Plan No.3 to land

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suitable for housing development. As such, this site falls within Redditch's urban area and development of this site would comply with this emerging policy.

Policy 4 Housing Provision requires 3,000 dwellings to be accommodated within Redditch Borough. The proposal site is identified in the Redditch SHLAA and Appendix 2 of the draft Local Plan No.4 as having potential for development albeit at a slightly lower capacity (based on 30dph) of 22 dwellings compared to the proposed scheme. For this reason the proposal would comply with this policy for delivering housing.

Furthermore, at 1 April 2013, Redditch Borough Council had a 5.99 years supply of land for housing. The application site forms part of that five year supply therefore the proposal would be delivering housing in line with the draft Local Plan.

Policy 5 Effective and Efficient Use of Land requires residential development to achieve densities of between 30 and 50 dwellings per hectare for the general urban area of Redditch Borough. This proposal potentially equates to 43.9dph, based on a net developable area of 0.66ha, as advocated in the Redditch SHLAA for the purposes of estimating site density and therefore complies with the desired density range identified in Policy 5.

The principle of residential development proposed in this application would be compliant with the NPPF and accords with draft Local Plan No.4 and the limited weight that can be given at this stage in its process. Therefore, the principle of residential development on this land is considered to be acceptable.

### Layout and Scale

Whilst the proposal is an outline application, the means of access, layout and scale of development are to be considered at this stage. The layout shows two access points with a mixture of terraced, semi and detached dwellings as well as two FOGs (flats over garages). However, the number of storeys for the dwellings proposed would not exceed 2 storeys. The proposed layout also shows a small informal area of open space land in front of plot 1.

The layout has been derived as a result of several constraints on site such as a main sewer diagonally crossing the middle of the application site that has resulted in the layout being set out parallel with the line of the sewer. Also, the Bromsgrove Highway dual carriageway located to the north-east of the site generates noise and has determined the positioning of the houses to ensure that noise from the dual carriageway is minimised as much as possible to protect the amenities of the potential occupiers. Sound attenuation fencing is also proposed for the garden boundaries to reduce the impact of road noise.

The layout appears to comply with the spacing requirements set out in the Borough of Redditch SPG on Encouraging Good Design. The layout has been amended to ensure adequate garden areas particularly where existing trees overhang the garden areas. The design of the units does not form part of this application, however, an indicative streetscene has been provided in the Design and Access Statement to give a feel for

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what is hoped to be built on the site. Overall positive comments have been submitted by the Urban Designer in respect to the layout.

### Landscaping and trees

The site is surrounded with tree and hedge planting except for the adjoining area of land within the paddock that does not form part of the application site. Tree planting exists around the perimeter of the site that bounds the dual carriageway, and a dense quality hedgerow bounds Birchfield Road. Some of this hedgerow would be removed in order to provide the access points.

Every effort has been made to retain the tree planting that bounds the dual carriageway as the trees concerned provide an important screen / noise barrier between the potential dwellings and dual carriageway. The layout plan has been amended to ensure adequate garden space for the plots whilst retaining these trees. However, full landscaping details would be considered at the reserved matters stage.

### Highways and access

The proposal shows two means of access off Birchfield Road. The one access would serve 23 units located opposite the car park entrance to The Foxlydiate public house whilst the other access that would serve 6 units would be close to where the gate access is located to the paddock. The two access points would require the removal of established hedgerow planting.

The access has been amended to ensure acceptable visibility for the development and to ensure that refuse vehicles can adequately use the turning head. County Highway Network Control has requested a financial contribution that would go towards general highway improvements in the Borough. This would form part of a Section 106 Agreement. Negotiations are still being held between colleagues and the applicant / agent in respect to this matter and that the contribution is reflected in respect to the works relevant for the development concerned. further details will be provided at the meeting.

### Noise Issues

Considering the good links the site has to the urban area, it is surprising that the site has not been earmarked for development before now. However, it is probably likely that the close proximity of the site to the dual carriageway has made it an unfavourable site for development. However, the review of the Local Plan has resulted in this site being considered for development. Officers initial concerns to the proposal related to the close proximity of housing to the dual carriageway. Worcestershire Regulatory Services (WRS) has been included in pre application discussions through to the submission of this application. Due to the location of the proposed housing, and careful positioning of potential windows and vents etc. as well as acoustic barrier fencing, the positioning of the proposed housing to the dual carriageway is considered to be acceptable from a noise level viewpoint for the potential occupiers. In addition, WRS has no objections to the proposal.

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### Planning Obligations

As mentioned above a Section 106 Agreement is proposed for this development to cover the following matters as well as Highways:-

**Affordable Housing Provision** - Due to the number of dwellings proposed, a provision of affordable housing is required. Given that the site has been allocated as a potential development site under the emerging Local Plan No.4, policies from the emerging Local Plan would apply including policy 6 Affordable Housing which requires a 30% affordable housing provision instead of 40%. The applicant is agreeable to providing a total of 8 dwellings on site for this provision. 5 x 2 bed 4 person houses (social rented) and 3 x 2 bed houses (intermediate affordable housing).

**Education** - Due to the type and number of dwellings proposed, there will be a need for a contribution towards local education facilities in accordance with the SPD on planning obligations for education facilities. The applicant is agreeable to providing a financial contribution to cover this matter.

**Waste Core Strategy** - The applicant is agreeable to paying a financial contribution to cover the cost of wheelie bins that will be required for the development.

**Open Space Provision** - Under the Open Space Provision SPD the provision of unrestricted open spaces, provision of children's play areas, and provision of playing pitch facilities need to be provided for the scale of this housing development. A small area of unrestricted open space would be provided on site and maintained by the developers. A landscape management plan will need to be submitted and agreed to ensure the adequate maintenance of the open space provided on site. The outstanding shortfall of open space provision will need to form part of a financial contribution to provide a new facility or enhance existing facilities. The applicant is agreeable to providing a financial contribution for the shortfall to cover unrestricted open space. In addition, the applicant is agreeable to providing a financial contribution to cover playing pitch provision and equipped play area provision.

### Conclusion

The principle of residential development proposed in this application would be compliant with the NPPF and accords with draft Local Plan No.4 and the limited weight that can be given at this stage in its process. The layout of the proposal appears to comply with the Council's SPG on Encouraging Good Design. In addition, the proposed layout addresses any potential noise issues that could arise due to the close proximity of the dual carriageway to the site.

### **RECOMMENDATION:**

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

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1) The satisfactory completion of a S106 planning obligation ensuring the following provision:-

- The on-site provision of affordable housing,
- A financial contribution for the provision of highways.
- A financial contribution for the provision of education.
- A financial contribution for the provision of waste management.
- A financial contribution for open space provision.
- A financial contribution for playing pitch provision.
- A financial contribution for children's play provision.
- A landscape management plan for the open space provided on site;

and

2) Conditions and informatives as summarised below.

**Conditions:/Reasons for Refusal**

- 1) (a) Application for approval of matters reserved in this permission must be made not later than the expiration of three years beginning with the date of the grant of this permission.
- (b) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
- (i) the expiration of three years from the date of the grant of outline planning permission; or
  - (ii) the expiration of two years from final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
- (c) The matters reserved for subsequent approval include the following:-
- Appearance and landscaping.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.



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Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) The development hereby approved shall be implemented in accordance with the plans to be defined.

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 4) Prior to development commencing, full details of proposed noise mitigation measures as well as a programme of implementation, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first beneficial occupation of the development.

Reason: In the interests of residential amenity and in accordance with National Planning Policy Framework.

- 5) Prior to the commencement of development details of the boundary treatments to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development is afforded privacy and security between neighbours and the public realm and in the interest of the visual amenity of the street scene and in accordance with Policies B(BE).13 and S.1 of the Borough of Redditch Local Plan No.3.

- 6) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

- 7) Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 m above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway, (measured perpendicularly), for a distance of 70 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be

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planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety and in accordance with National Planning Policy Framework.

- 8) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 9) Development shall not commence until the engineering details and specification of the proposed roads and highway drains have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and in accordance with the National Planning Policy Framework.

- 10) Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to, and approved by, the Local Planning Authority and such provision shall be retained and kept available during construction of the development.

Reason: To prevent indiscriminate parking in the interests of highway safety and in accordance with the National Planning Policy Framework.

- 11) No demolition, site clearance or development shall take place until all trees and hedges to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

Reason: To ensure the protection of trees and hedgerows in the interests of visual amenity.

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- 12) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between:
- 0800 to 1800 hours Monday to Friday
  - 0900 to 1200 hours Saturdays

and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

### Informatives

- 1) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 2) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Councils Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Councils Highway Network Control Manager, County Hall, Spetchley Road, Worcester, WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Councils Approved Contractor at the applicants expense.

- 3) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 4) Whilst the full remit of the Secured by Design Scheme covers more than Land Use Planning and Development Control, Redditch Borough Council actively encourage developers to take full account of Crime Prevention and Community Safety issues

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throughout the design and construction of any development as an integral part of achieving good design. Applicants are advised that further details of Secured by Design and relevant construction specifications can be found at [www.securedbydesign.com](http://www.securedbydesign.com) or by contacting the West Mercia Constabulary Crime Risk Manager on 01527 586181

- 5) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

**Procedural matters**

This application is being reported to the Planning Committee because the application requires a S106 Agreement and is a major application with a positive recommendation. As such the application falls outside the scheme of delegation to Officers.

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**Planning Application 2013/289/FUL**

**Erection of 39 dwellings comprising 37 houses - mix of 2, 3 & 4 bedroom; and 2 no 2 bed bungalows**

**Land Off, Dixon Close, Enfield, Redditch, Worcestershire**

**Applicant: Mr N Laight**  
**Expiry Date: 3rd March 2014**  
**Ward: ABBEY**

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

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

### **Site Description**

The site measures approximately 0.9ha in area. It is bounded to the north-west by the new housing development at the former gasworks site (now known as Dixon Close); to the north-east by a small wooded area; to the south-east by a railway line and to the south-west by industrial development forming part of the Enfield Industrial Estate. The site is zoned for Primarily Employment purposes within the Borough of Redditch Local Plan No.3.

### **Proposal Description**

Full planning permission is sought for the erection of 39 dwellings. The dwellings would be a mixture of two, two and a half and three storey semi-detached and terraced houses, with the exception of 2 of the units which would be detached bungalows.

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

The 39 residential units would be provided as follows:

- 2 x 2 bed bungalows
- 11 x 2 bed houses
- 24 x 3 bed houses
- 2 x 4 bed houses

Of the 39 units, 12 would be affordable units.

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

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- 2 x 2 bed bungalows
- 6 x 2 bed houses
- 4 x 3 bed houses

7 of the dwellings are to be provided as social rented accommodation (2 x 2 bed bungalows, 4 x 2 bed houses, and 1 x 3 bed house). 5 of the dwellings are to be provided as intermediate affordable housing for shared owner occupiers (2 x 2 bed houses and 3 x 3 bed houses).

The 12 dwellings to be provided as affordable units represents 30% of total number of houses to be provided. The 30% threshold applies under the emerging Borough of Redditch Local Plan No.4 (BOR LP No.4) under which this site is being brought forward for residential development. Since the site is designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.3, it would not be appropriate to apply the 40% affordable housing threshold associated with LP.3.

Building heights would range from two storeys to three storeys with the majority of the dwellings being constructed in brickwork (walls) under tiled roof, with material colours to harmonise with the sites surroundings. Six of the plots would be rendered throughout.

### **Relevant Policies :**

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

EEMP03 Primarily Employment Areas  
CS02 Care for the Environment  
CS05 Achieving Balanced Communities  
CS06 Implementation of Development  
CS07 The Sustainable Location of Development  
CS08 Landscape Character  
BHSG05 Affordable Housing  
BHSG06 Existing Dwelling  
BBE13 Qualities of Good Design  
BBE19 Green Architecture  
BNE01 Overarching Policy of Intent  
BNE01A Trees, Woodland and Hedgerows  
S01 Designing Out Crime  
CT12 Parking Standards

#### **Emerging Draft Local Plan No.4**

Policy 2: Settlement Hierarchy  
Policy 4: Housing Provision  
Policy 5: Effective and Efficient use of Land  
Policy 6: Affordable Housing  
Policy 24: Development within Primarily Employment Areas  
Policy: 39 Built Environment  
Policy: 40 High Quality Design and Safer Communities

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### **Others**

NPPF National Planning Policy Framework  
SPG Encouraging Good Design  
SPD Open Space Provision  
SPD Affordable Housing Provision  
SPD Designing for Community Safety  
SPD Planning Obligations for Education Contributions  
Worcestershire Waste Core Strategy (WWCS)

### **Relevant Planning History**

None

### **Consultations**

#### **Housing Strategy**

Housing Strategy has agreed the affordable housing provision, its location and mix with the developers which will be a mix of social rented units and intermediate affordable housing which meets the prevailing housing needs of the Borough.

#### **Arboricultural Officer**

There are no protected or other significant trees within this site, but the woodland block adjacent is a significant semi-mature landscape feature. The amended site layout plan demonstrates that due consideration has been given in relation to tree T14's impact on plots 15/16 – and therefore the amended layout on drawing 1610/01J for those plots is acceptable.

Due to the close proximity of plot 17 to the woodland, appropriate building control guidance should be sought on required foundation depths, given the likely presence of shrinkable soils and existence of high water demand species (hawthorn and willow) within influencing distance.

Overall the supplied arboricultural information is acceptable and details can be controlled through conditions.

#### **Development Plans**

The application site lies within Redditch Borough and is located within the Abbey ward. The site is on land which falls within a Primarily Employment Area on the Borough of Redditch Local Plan No.3 Proposals Map. However, this designation has been revised through the emerging Borough of Redditch Local Plan No.4 as a site allocated for housing development to meet the strategic housing requirement for Redditch, as defined on the Borough of Redditch Local Plan No.4 (Proposed Submission) Policies Map.

When applying the NPPF principle of the presumption in favour of sustainable development this proposal can be supported as development within the Borough's urban area is considered to be a sustainable location.

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Paragraph 22 of the NPPF comments that: Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Through the Employment Land Review (ELR) process, and in accordance with Para. 22 of the NPPF above, this allocation was revised during the preparation of the draft BORLP4. Therefore, a proposal for residential use on this site can be supported.

### Local Plan No.3 Policy

Policy CS.7 The Sustainable Location of Development states “Uses that attract a lot of people will be directed to the Town Centre. Other development will be directed to the urban area, where there will be a sequential approach to the location of all development.

This proposal is in conformity with the principles of locating development within or on the edge of the urban area to meet housing needs and furthermore presents an opportunity for brownfield redevelopment.

In accordance with the NPPF Para 215, due weight should be given to this policy as it is consistent with paragraphs 17(viii) and 111 of the NPPF, which encourage the effective reuse of previously developed brownfield land.

### Emerging draft Local Plan No.4 Policy

Policy 2 Settlement Hierarchy states “Redditch urban area, as the Main Settlement shall be the focus for development as it provides the highest level of services and facilities provision and offers the most sustainable location for development.”

This site falls within Redditch’s urban area and therefore the location of this site for development is supported.

The proposal site was assessed for its contribution to the ELR in 2012, where it was concluded that this site could no longer be protected for employment related uses in line with the NPPF. Subsequently, it was assessed as part of the 2013 Strategic Housing Land Availability Assessment (SHLAA), and deemed suitable for residential needs. Therefore, this proposal for residential development on former employment land can be supported under the emerging BORLP4.

Policy 5 Effective and Efficient Use of Land states “Effective and efficient use of land must be sought in all new development schemes. With respect to residential development, this will be achieved in the following ways:



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ii. densities of between 30 and 50 dwellings per hectare will be sought in Redditch Borough, and 70 dwellings per hectare will be sought on sites for residential development that are within or adjacent to Redditch Town Centre and the District Centres;”

This proposal equates to 48.75dph, based on a net developable area of 0.80ha, as advocated in the SHLAA, para. 5.15. This falls within the desired density range identified in Policy 5.

Policy 6 Affordable Housing states “On sites of 10 or more dwellings (net), a 30% contribution towards the provision of affordable housing will be expected. On-site provision should be made and must incorporate a mix of dwelling types and sizes... A mix of the following tenures will generally be sought: Social rented; Intermediate housing/ Affordable rent.”

A 30% contribution towards affordable housing provision is considered appropriate as this site has only been proposed for residential development under the emerging BORLP4. It would not be appropriate to apply the 40% threshold associated with BORLP3.

The site has been identified as an allocation for housing to meet the strategic housing requirement up to 2030 on the Borough of Redditch Local Plan No.4 Policies Map. Therefore, residential development on this site is considered an appropriate use of the land in this location. From a planning policy perspective, this application can be supported.

### **Education Authority**

If development goes ahead in this area, there will be a need for a contribution towards local education facilities in accordance with your Supplementary Planning Document on planning obligations for education facilities.

### **Area Environmental Health Officer**

No objection subject to mitigation measures included within the acoustic report being incorporated into the proposed development via the imposition of conditions.

### **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, the submission of a travel plan and a Construction Management Plan together with standard highway informatives.

The County request that a contribution under the ‘Infrastructure Delivery Plan’ be sought as part of the application.

### **Severn Trent Water Ltd**

No objection subject to the inclusion of drainage conditions

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### **Network Rail**

Network Rail has no objection in principle but due to the proposal being next to Network Rail land and infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we would request that conditions be applied in the case of the proposals being granted consent.

Such conditions should include a risk assessment and a method statement for the works to be carried out on site; details of a suitable trespass proof steel fence of at least 1.8m in height to be installed adjacent to Network Rail's boundary; and drainage details to be submitted to the Network Rail Drainage Engineer for comment.

### **Community Safety Officer**

No objections in principle subject to the use of appropriate robust boundary treatments. Although shared alleyways to the rear are few in number, comments that the use of such alleyways is not encouraged and should generally be avoided. Comments that windows should be placed in elevations of houses overlooking the street or private drives. Encourages the developer to apply for Secured by Design certification for the development.

### **Police Crime Risk Manager**

Endorses comments received from the Community Safety Officer

### **North Worcestershire Water Management**

The proposed development is not shown to be affected by fluvial flooding however there is a flood zone 3 area located close by to the west of the proposed site. There is no evidence of any major past surface water flooding issues on the proposed site itself.

According to Severn Trent Water maps there are both public foul and surface water sewers located nearby to the proposed site. Connection will be required by the relevant water authority (in this case Severn Trent Water). No objections are raised to the proposed development subject to the inclusion of drainage conditions in the case of permission being granted.

### **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**

54 letters received. Comments are summarised as follows:

- Dixon Close is already congested with insufficient car parking to serve the development. The proposal will make things worse
- Emergency vehicles will have difficulty in accessing the site due to the presence of parked cars on Dixon Close
- Lack of on-site play space to serve the development
- Loss of open 'green' space
- Detrimental impact upon highway safety

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- Noise pollution would increase impacts upon amenity
- Wildlife would be affected
- Construction traffic entering and exiting the site will impact upon residential amenity
- Outlook would be harmed
- Overdevelopment of the site
- Access to the site should be via the Enfield Industrial Estate not through Dixon Close
- Residential development being sited so near to existing employment uses at Enfield Industrial Estate would provide an inadequate standard of amenity for future occupiers of the proposed new houses
- General community safety concerns relating to proximity of development to the existing railway line
- Concerns regarding impacts upon existing trees bounding the site

One letter has been received in support of the application commenting that many existing Dixon Close residents have garages which could be used for parking a vehicle rather than being used for storage space, thereby alleviating many of the parking problems which are considered to exist. The letter comments that there are several areas where pavements are unoccupied and where cars can be safely parked without harming highway safety. So long as residents park considerately it is not felt that additional houses will cause highway safety problems.

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.

### **Background**

To the immediate north of the site lies the former Windsor Road gasworks site which gained permission for residential development under an appeal decision in 2002. Two subsequent reserved matters applications were granted in 2007, the first, ref 2006/484 granted permission for 146 residential units. The second application, ref 2006/541 granted permission for 109 residential units. The 255 dwellings approved have now been completed and are occupied. The former gasworks site has been named 'Dixon Close' and it is from the termination of Dixon Close at the far south-western corner of the former gasworks site from where access to serve the further 39 new dwellings is proposed to be gained.

### **Assessment of Proposal**

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

#### **Principle**

The site is on land which falls within a Primarily Employment Area on the Borough of Redditch Local Plan No.3 Proposals Map. However, this designation has been revised through the emerging Borough of Redditch Local Plan No.4 as a site allocated for housing development to meet the strategic housing requirement for Redditch, as defined on the Borough of Redditch Local Plan No.4 (Proposed Submission) Policies Map.

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The site was assessed for its contribution to the Councils Employment Land Review (ELR) in 2012, where it was concluded that the site could no longer be protected for employment related uses. As stated by the Planning Policy Team, under Paragraph 22 of the NPPF, Councils are required to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose and where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits. In 2013 the site was assessed as part of the Strategic Housing Land Availability Assessment (SHLAA), and deemed suitable for residential needs.

### Density and mix of development

The Borough Council seeks to achieve the effective and efficient use of land for residential schemes by achieving densities of between 30 and 50 dwellings per hectare across sites with densities of 70 dwellings per hectare on sites that are within or adjacent to Redditch Town Centre and the District Centres.

This proposal equates to 48.75dph, based on a net developable area of 0.80ha which falls within the desired density range and would respect the density of development at the recently completed development of 255 dwellings at Dixon Close to the north.

The Strategic Housing Market Assessment (SHMA) indicates that there is likely to be a sustained need for 3 and 4 bedroomed properties. It also suggests that there may be a high demand for smaller properties during the Plan period, especially to meet the needs of older person households. Whilst this would suggest that smaller properties might predominantly need to be bungalow developments, there is still a need to meet the demand from newly forming households at the bottom of the housing market. This proposal is considered to offer a good range of property types and tenures to meet Redditch needs.

### 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 existing Dixon Close residential development to the north and represents the most logical way in which to develop the site having regard to the sites vehicular access from Dixon Close with dwellings largely fronting onto the access road which would form an extension to Dixon Close, and with rear gardens to Plots 1 to 16 facing towards the wooded area to the north-east and gardens to plots 17 to 29 facing towards the railway line to the east.

In general terms, the layout of the development forms a cul-de-sac arrangement as encouraged from a secured by design perspective. Defensible space to properties has been introduced, and the general lack of terraced properties has resulted in the minimal use of shared rear access alleyways which are not encouraged having regards to Secured by Design. Satisfactory passive surveillance over public and parking areas has been introduced in order to address community safety issues including the use of robust boundary treatments.

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Dwelling heights would range between 2, 2.5 and 3 storey and elevational treatment which includes the use of bay windows, chimneys and porches would complement the form of dwellings present in Dixon Close.

### 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. Planning conditions and informatives are recommended for inclusion in the case of permission being granted.

Emergency access issues have been assessed and the Fire Officer has responded by commenting that the proposed layout plan is acceptable.

The County Highways Engineer has requested a contribution to mitigate for the additional demands on the wider transport network that the development will generate.

The Local Planning Authority are aware that planning conditions should only be sought where they meet all of the following tests (as set out in the Community Infrastructure Regulations 2010, as amended, and at paragraph 204 of the NPPF) namely to be:

Necessary to make the development acceptable in planning terms;  
Directly related to the development; and  
Fairly and reasonably related in scale and kind to the development.

The Local Planning Authority has not received sufficient information in this case to be satisfied that the requested contributions meet the above 3 no. tests. Accordingly, it is considered that it would be inappropriate to request such a contribution.

### On site open space / amenity requirements

For a development of this size, it would not be normal to provide on-site communal open space. 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. An equipped child's play area exists approximately 300 metres due north of the site which was provided as part of the existing Dixon Close development.

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. Environmental Health has examined the proposals and has raised no objection subject to the introduction of an acoustic fence to protect residents from noise associated with the use of the adjacent railway line.

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### Impact on nearby residents

The majority of the representations received from the public concern impact upon amenity due to increased vehicle movements to and from the site and associated highway safety implications. Parking to be provided as part of the scheme complies with local standards and the highway authority have raised no objection to the application. The proposals meet the stated separation distances between existing and new residential development and the proposed development would safeguard privacy enjoyed by existing occupiers. Further, officers are satisfied that no loss to residential amenity would result from the proposed development by virtue of loss of light or outlook.

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

### Trees and landscaping

Following receipt of the Tree Officers original comments, further tree survey work has been undertaken and plots 15/16 have been redesigned and moved away from the northern boundary and the adjacent wooded area. The Tree Officer is now satisfied with the proposed development following subject to the inclusion of a further landscaping planning condition in the case of permission being granted.

### 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.

### 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
- A contribution towards County education facilities. The County have confirmed that there is a need in this area to take contributions towards three schools: Holyoakes Field First School, Birchensale Middle and Trinity High School
- The provision of 12 units on the site to be restricted to affordable housing in perpetuity

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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.

### RECOMMENDATION:

Officers are seeking an either/or resolution from Members in this case as follows, in that officers would carry out whichever of the two recommendations below applied:

**1. 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
- \* Contributions are paid to the Borough Council towards the provision of wheelie bins for the new development
- \* Contributions are paid to the County Council towards County education facilities in accordance with the Councils adopted SPD
- \* 12 units on the site are restricted to affordable housing in perpetuity

**and**

**b) Conditions and informatives below:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and

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approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 5) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

0800 to 1800 hours Monday to Friday

0900 to 1200 hours Saturdays

and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 6) The Development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority



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and these areas shall thereafter be retained and kept available for those uses at all times.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

- 7) Development shall not commence until the engineering details and specification of the proposed roads and highway drains have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and in accordance with the National Planning Policy Framework.

- 8) The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved in writing a travel plan that promotes sustainable forms of access to the site with the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason: To reduce vehicle movements and promote sustainable access in accordance with the provisions of the National Planning Policy Framework

- 9) A Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include the following:-

- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);

The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution in accordance with the provisions of the National Planning Policy Framework.

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- 10) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the LPA) shall be carried out until either;

- a site investigation has been designed and undertaken in accordance with details approved in writing by the LPA, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has been approved by the LPA or;

- If the above has been previously undertaken, the developer has submitted and obtained written approval from the LPA for an addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters and in accordance with National Planning Policy Framework.

- 11) The development hereby approved shall be implemented in accordance with the following plans:

- Planning, Design and Access Statement 11.11.13
- ADC Acoustic Report dated 24.10.13
- Arboricultural Impact Assessment Nov 2013
- Tree Survey Plan: 13/1019/ESA/S/001 rev A
- Tree Protection and Constraints Plan: 13/1019/ESA/L/001 rev A
- Drawing 1610/01 rev J (Site Plan)
- Drawing 1610/02, 1610/03, 1610/04, 1610/05, 1610/06,
- Drawing 1610/07, 1610/08A, 1610/09, 1610/10, 1610/11,
- Drawing 1610/12, 1610/13, 1610/14

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 12) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework

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- 13) Prior to development commencing full details of a trespass proof fence to prevent pedestrian trespass onto the adjacent railway at a minimum height of 1.8 metres, including details of provision for its future maintenance and renewal shall be submitted to and approved in writing by the Local Planning Authority and Network Rail. The details thus approved shall be fully implemented prior to first use or occupation.

Reason :- In the interests of health and safety and to protect the visual amenities of the area. in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 14) Prior to development commencing full details of an acoustic fence to be erected along the south-west and south-east boundaries to the application site including details of provision for its future maintenance shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation.

Reason :- In the interests of safeguarding the residential amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

### Informatives

- 1) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 2) Due to the close proximity of other residents, the applicant is directed to the following document for best practice during construction:
- Worcestershire Regulatory Services "Code of Best Practice for Demolition and Construction Sites"
- which can be found on the WRS website at  
<http://www.worcsregservices.gov.uk/pdf/WRS%20contractor%20guidance%20July%202011%20V.1.2.pdf>
- 3) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council. No works on the site of the development shall be commenced until these

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details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.

- 4) The applicants attention is drawn to the requirement to provide a Risk Assessment and Method Statement for development works which are to be carried out within 10 metres of operational railway land. This should be agreed prior to the commencement of any development on the site. The Method Statement should be sent to: Outside Parties Engineer, Network Rail, Desk 122, Floor 1, Square One, 4 Travis Street, Manchester M1 2NY
  - 5) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
  - 6) Whilst the full remit of the Secured by Design Scheme covers more than Land Use Planning and Development Control, Redditch Borough Council actively encourage developers to take full account of Crime Prevention and Community Safety issues throughout the design and construction of any development as an integral part of achieving good design. Applicants are advised that further details of Secured by Design and relevant construction specifications can be found at [www.securedbydesign.com](http://www.securedbydesign.com) or by contacting the West Mercia Constabulary Crime Risk Manager on 01527 586181
  - 7) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through pre-application advice and discussion.
2. a) **In the event that the planning obligation cannot be completed by the end of May 2014, Members are asked to delegate authority to officers to refuse the application on the basis that without the planning obligation the proposed development would be contrary to policy and therefore unacceptable due to the resultant detrimental impacts it would cause to community infrastructure by a lack of provision for their improvements, and that none of the dwellings could be restricted to use for affordable housing in line with current policy requirements; and**
- b) **In the event of a refusal on this ground and the applicant resubmitting the same or a very similar planning application with a completed legal agreement attached, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to the conditions stated above as amended in any relevant subsequent update paper or by Members at the meeting**

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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.



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**Planning Application 2014/023/FUL****Removal of garages, and provision of additional public car parking spaces and  
Wheelie bin collection areas****Parking Areas, Eckington Close, Redditch, Worcestershire****District: Woodrow**  
**Applicant: Redditch Borough Council**  
**Expiry Date: 9th April 2014**  
**Ward: GREENLANDS****(see additional papers for Site Plan)**

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on  
Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more  
information.

**Site Description**

The site lies in a residential area dating to the mid twentieth century and is characterised  
by terraces of two storey dwellings with pitched roofs laid out around rear servicing areas  
comprising parking areas and rear enclosed gardens. This close is typical of the  
residential areas in this part of the town.

**Proposal Description**

This application has two elements to it. Firstly, it proposes the demolition of three garage  
blocks at the turning head to the western spur of Eckington Close, and their replacement  
with surface parking spaces marked out for ease of use.

Secondly, it proposes the creation of three areas for the storage of wheelie bins on  
collection day, around the T junction in the middle of the close. These would be hard  
surfaced areas allowing ease of access for the refuse vehicle and operatives. The one to  
the eastern spur of the close would also include a footpath to link it with the existing path  
network in the close.

**Relevant Policies :****Borough of Redditch Local Plan No.3:**

CS02 Care for the Environment  
BBE13 Qualities of Good Design  
BBE28 Waste Management  
BNE01A Trees, Woodland and Hedgerows  
CCF01 Community Facilities

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CT12 Parking Standards  
R02 Protection of Incidental Open Space

**Others:**

SPG Encouraging Good Design  
NPPF National Planning Policy Framework

**Relevant Planning History**

None

**Consultations****Waste Management**

No Comments Received To Date

**Arboricultural Officer**

No Comments Received To Date

**Public Consultation Response**

No comments received

**Assessment of Proposal**

The loss of the existing pre-fabricated garages, some of which are not in a good state of repair, is considered to be acceptable as it would lead to an improvement in the appearance of the area and in the safety of users of the parking space. The replacement of the garages with surfaced and marked parking provision accords with the policies of the local plan and as an improvement to the visual amenities of the area is to be encouraged.

The loss of grass verges for the creation of bin collection points is unfortunate, however the greater benefit to the residents of the close in terms of refuse collections is considered to outweigh any harm caused in this regard. The area for bin collection nearest Woodrow North would result in the need to lose one tree, which is unfortunate, however it is quite close to the rear garden of the adjacent house and therefore would allow additional light and a loss of overshadowing, and so is considered to be acceptable in this case.

No other issues have been raised, and the proposals are therefore considered to be acceptable. As no details of the finishes has been included with the application, it is recommended that a condition be imposed seeking their agreement and implementation in order to ensure that they are appropriate to the surrounding environment.



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**RECOMMENDATION:**

**Subject to expiry of the consultation period on 24 March 2014 with no new material considerations raised, it is recommended 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 conditions and informatives as summarised below:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) The development hereby approved shall be implemented in accordance with the following plans:

P2101/7A  
P2101/28A

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

**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.

