

Planning Committee

Wed 9th Jul
2014
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

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REDDITCH BOROUGH COUNCIL
PLANNING COMMITTEE



GUIDANCE ON PUBLIC
SPEAKING

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

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

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

Speakers will be called in the order they have notified their interest in speaking to the Committee Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
 - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Committee Services Team by 12 noon on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Committee Services Officer (indicated at the foot of the inside front cover), Head of Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

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

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

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Do Not stop to collect personal belongings.

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Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.



PLANNING

Committee

9th July 2014

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Andrew Fry (Chair) Andrew Brazier
Alan Mason (Vice-Chair) Wanda King
Joe Baker Yvonne Smith
Roger Bennett David Thain
Michael Braley

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Confirmation of Minutes (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 11 th June 2014. (Minutes attached)
4. Planning Application 2014 /114/FUL - Sainsbury's Supermarkets Ltd, Alvechurch Highway, Enfield, Redditch, Worcestershire B97 6RF (Pages 5 - 14) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for minor extension and alterations to store to accommodate relocated restaurant, toilets, and Explore and Learning concession, together with car parking alterations and improvements. Applicant: Sainsbury's Supermarkets Ltd (Report attached – Site Plan under separate cover) (Abbey Ward)
5. Planning Application 2014/115/FUL - Land adjacent Harris Close, Greenlands, Redditch, Worcestershire (Pages 15 - 28) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the erection of 46 dwellings, garages, landscaping and associated works. Applicant: Mr James Hughes (Report attached – Site Plan under separate cover) (Greenlands Ward)

<p>6. Planning Application 2014/119/COU - 25 Unicorn Hill, Town Centre, Redditch, Worcestershire B97 4QR</p> <p>(Pages 29 - 32)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from Class A3 (Restaurant) to Class A5 (Takeaway) with associated works, including new shop front, new exhaust system and extended opening hours.</p> <p>Applicant: Mr Umit Maman</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>7. Exclusion of the Public</p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</p> <p>These paragraphs are as follows:</p> <p>subject to the “public interest” test, information relating to:</p> <p>Para 1 - <u>any individual</u>;</p> <p>Para 2 - <u>the identity of any individual</u>;</p> <p>Para 3 - <u>financial or business affairs</u>;</p> <p>Para 4 - <u>labour relations matters</u>;</p> <p>Para 5 - <u>legal professional privilege</u>;</p> <p>Para 6 - <u>a notice, order or direction</u>;</p> <p>Para 7 - <u>the prevention, investigation or prosecution of crime</u>;</p> <p>may need to be considered as “exempt”.</p>
<p>8. Confidential Matters (if any)</p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



Planning Committee

11th June 2014

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Alan Mason (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Braley, Andrew Brazier, Wanda King, Yvonne Smith and David Thain

Officers:

Amar Hussain, Claire Gilbert, David Kelly and Ailith Rutt

Committee Services Officer:

Jan Smyth

1. APOLOGIES

There were no apologies for absence.

2. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 14th May 2014 be confirmed as a correct record and signed by the Chair.

.....
Chair

Planning Committee

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4. **PLANNING APPLICATION 2014/078/FUL –
FORMER ANSELL GLOVE CO. LTD,
25 BROAD GROUND ROAD, LAKESIDE,
REDDITCH, WORCESTERSHIRE B98 8YP**

Erection of security lighting

Fly By Nite Conferences Ltd

RESOLVED that

Having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions detailed on Page 7 of the report

(The Committee noted an oral update in relation to late comments received from the Council's Community Safety Officer who had advised that he was comfortable that the proposed lighting scheme was adequate for security on site and would not result in over-illumination off-site.)

5. **PLANNING APPLICATION 2014/088/FUL –
9 CHESTNUT ROAD, ASTWOOD BANK,
REDDITCH, WORCESTERSHIRE B96 6AF**

Single-storey rear extension and side extension,
porch and loft conversion with gable end and
rear flat roofed dormer.

Applicant: Mr Mitchell Ferris

Mrs N Kift, objector, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED, for the following reason:

“By virtue of the design, the proposed extensions would have a detrimental visual impact on the street scene. As such the development would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3, the advice set out in the Council's adopted Supplementary Planning Guidance on Encouraging Good Design and the provisions contained within the National Planning Policy Framework (NPPF).”

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(In considering the application and information provided by Officers relating to permitted development rights and the public speakers objections, Members considered that the proposed design would be over-large and bulky and would have a cumulative and visual impact on the streetscene. The Committee therefore refused the application for the reason stated in the resolution above.)

**6. PLANNING APPLICATION 2014/103/COU –
16 UNICORN HILL, TOWN CENTRE,
REDDITCH, WORCESTERSHIRE B97 4QU**

Change of Use from Hair Salon (A1)
to Fast Food Takeaway (A5)

Applicant: Mr Cumali Gultekin

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on pages 15 and 16 of the report, but with Condition 3 being amended to read as follows:

“3) The use hereby approved shall only open to the public between the hours of:

11am to 11pm - Monday to Wednesday

11am to 1am - Thursday to Saturday

11am to 6pm - Sunday.”

(Whilst having no objections to the change of use, Members considered that the proposed opening time to 3am Thursday to Saturday would impact on residents residing in the building, the subject of the application, and that an earlier closing time of 1am would be more appropriate.)

The Meeting commenced at 7.00 pm
and closed at 7.43 pm

.....
CHAIR

PLANNING COMMITTEE

9th July 2014

Planning Application 2014/114/FUL

Minor extension and alterations to store to accommodate relocated restaurant, toilets and Explore and Learning concession, together with car park alterations and improvements.

Sainsbury's Supermarkets Ltd , Alvechurch Highway, Enfield, Redditch, Worcestershire, B97 6RF

**Applicant: Sainsbury's Supermarkets Ltd
Expiry Date: 6th August 2014
Ward: ABBEY**

(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 & Proposal Description

Existing large site forming part of retail park adjacent to Alvechurch Highway, and accessed from roundabout where the Highway meets Middlehouse Lane. The application site includes the former Sainsbury's petrol filling station (PFS) and also the existing store and car parking area. However, it does not include the other retail units on the retail park. The small roundabout does lie within the site, where all traffic entering the site arrives, and turns left for Sainsbury's or right for the other retail units (Homebase/Argos). The site also includes some highway margins along Fishing Line Road.

The Sainsbury's store is of brick and tile construction, with large, sparsely landscaped surface parking area. It is a typical retail outlet, with large pedestrian area to frontage, including trolley storage areas. The parking area rises gently to the southern end of the site, where it joins Fishing Line Road, and where there is currently an emergency/bus access.

The boundary of the site with the large roundabout and Alvechurch Highway is planted and thus the site is well screened from passing traffic. To the west of the site are residential properties which front onto Birmingham Road. Their rear gardens back onto the rear of the existing store.

The proposal is to extend the store and as a result amend the car park layout:

The store extension would be to the side at the southern end of the site, extending the store towards Fishing Line Road. The elevations would include some glazed panels and brickwork/tiles to match the existing store. The roof line would be continued as it is. The ATMs would also be relocated externally further north along the front elevation, to the right of the new entrance.

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The new floor area would measure 554m², which would represent 61m² additional A1 sales trading area, 275m² for the restaurant/café use and 118m² for the ancillary educational crèche facility. The restaurant and educational use would be relocated into the extension from the existing provision along the front of the store. The front of the store would then become part of the trading sales area as reconfigured.

The alteration of the layout of the site and particularly vehicle circulation within is intended to improve access and safety. A layby would be provided to accommodate the recycling facility approximately in the current location. The car park would continue to have aisles perpendicular to the store front. Cars seeking to access the other elements of the retail park would proceed as now, unaffected. Deliveries to Sainsbury's would also remain as currently operational and home delivery vans would also use the rear service area.

Cycle parking is located at the southern end of the store adjacent to the bus entrance to the site. A bus stop is shown in its current location.

The application is accompanied and supported by a Design & Access statement and a Flood Risk Assessment.

Relevant Policies :

Borough of Redditch Local Plan No.3:

CS02 Care for the Environment
CS06 Implementation of Development
S01 Designing Out Crime
BBE13 Qualities of Good Design
BBE14 Alterations and Extensions
BBE28 Waste Management
EEMP03 Primarily Employment Areas
EEMP3A Development Affecting Primarily Employment Areas

Others:

NPPF National Planning Policy Framework
National Planning Practice Guidance
SPG Encouraging Good Design
SPD Designing for Community Safety

Relevant Planning History

2002/584	Extension of existing supermarket and erection of associated decked car park	Approved (inc.S106)	13/02/2007
2003/144	Totem and canopy signs	Withdrawn	1/10/2003
2003/145	PFS refurbishment	Withdrawn	15/07/2003
2003/491	Advert resubmission	Approved	26/11/2003
2004/040	Various advertisements	Approved	16/03/2004

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2007/179	PFS refurbishment	Withdrawn	21/03/2007
2007/185	Advertisements at PFS	Approved	22/05/2007
2008/063	Replacement totem sign	Approved	14/03/2008
2008/254	Store extension, decked car park and revision of PFS layout	Approved	27/10/2008
2011/219	Store extension, new shop front and canopy, car park layout alterations, new landscaping, and relocated plant and recycling facilities (removal of PFS)	Approved	24/11/2011

Application 2008/254 was for additional sales area and a two storey decked car park, a mezzanine and alterations to the PFS (petrol filling station). It was granted consent but has never been implemented.

Application 2011/219 has also not been implemented except in so far as the partial re-arrangement of the car park following the removal of the PFS. Therefore a lawful start is considered to have been made. However, the requirements of the Section 106 planning obligation are triggered by occupation and thus have not been met yet. The permission included a small area for educational use on the approved plans, which was to be ancillary to the main A1 use.

Consultations

Community Safety Officer

The revised footpath route looks much better than that originally proposed. Sightlines towards the underpass link to Lydham Close could be improved by reducing/removing some of the planting there.

Worcestershire Regulatory Services

No objection subject to condition regarding potential contaminated land

North Worcestershire Water Management

No comments to make on this application

Highway Network Control

No objection

Public Consultation Responses

None received

Background information

The 2011 planning consent for this site has been partially implemented. This means that the remainder of it could be implemented at any time. It is for a larger store extension and works to the frontage. The extension is in the same location, but larger than, that currently for consideration. Due to the triggers set out in the accompanying planning obligation in 2011, the contributions would not be paid until the whole of the large

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extension were completed and opened for public trade. If the smaller extension currently under consideration were implemented, then this would mean that the Section 106 contributions associated with the 2011 consent would not be gained because the full size of the extension would not be reached. However, the need for these obligations is considered to continue to apply in this case, and so a Section 106 agreement in relation to this application is also required.

In general, this application is similar, but smaller in scale than, the previous consent and therefore the differences should be considered. However, since the previous approval there have been many different policy changes, including the introduction of the NPPF and therefore it seems prudent to consider the proposals afresh:

Assessment of Proposal

The key issues in the consideration of this application are the principle of the development, the design and visual impact of it, the suitability of the parking quantity and layout, sustainability and any items required through a planning obligation.

Principle

The site is designated for employment generating uses, most of which fall within Class B of the Use Classes Order. Therefore, other proposed uses, such as this for A1 retail use, need to address the relevant criteria of Policy E(EMP)3. The site is already in use for retail purposes, and has been for approximately 25 years, and therefore the retail use of the site is accepted. The sustainability of the use is considered below, and the applicant has confirmed that additional jobs would result from the proposed extensions and alterations. It is therefore not considered appropriate to insist on new employment (B class) uses on this site.

Further, the sequential test for retail uses is not appropriate in this case as the proposal is for the extension of an existing store rather than the creation of a new one, which should be located within the town centre wherever possible.

The proposed development needs to be considered in terms of the policy tests set out in the relevant planning policy documents as detailed above. Whilst new retail proposals not located within the town centre are required to demonstrate (using the sequential test) that there are no more suitable sites nearer the town centre, the tests relating to the extension of an existing store are less rigorous and dependent on the floor area of the proposal. In non-town centre locations, sustainability and access to the site by a variety of modes of transport should also be available. The floorspace sought is ancillary to the existing retail provision on this site and therefore it would be unreasonable to require it to be provided as a separate standalone facility.

Given the information provided, the extant consent and the policy considerations, it is considered in this case that it is acceptable to extend the existing store in this location, and that it would not have any detrimental impacts on any other retail facilities within Redditch. Access and sustainability are considered further below.

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Given all these factors, and the existing use of the site it is considered acceptable for the current site to be improved and extended.

Having considered the principle of the development, the remaining elements must now be considered:

Design and visual amenity

The proposed design of the store extension is considered to be appropriate to the existing store and the other retail units on the site. It is not considered that the proposals would have any greater impact on the visual amenity of any residential properties, as it would not be visible from any. The nearest residential properties are on Riverside, and they are at a sufficient distance, with existing good quality screening such that there would be minimal additional visual impact from the proposed development. There could be impacts of noise from the service area on the rear of residential properties along Birmingham Road, however the size of the extension is such that it is not considered likely that there would be any significant detrimental impacts.

Parking and highway safety

The parking provision (type, quantity and quality) and the internal circulation within the site should all be considered in relation to the relevant policy documents.

The table below gives details of the numbers of spaces proposed relative to policy requirements:

Space type	Max standard	Existing	Proposed	Difference (Existing – proposed)	Difference (proposed – standard)
Car spaces	530	520	441	-79	-89
Disabled spaces	26	18	29	+11	-3
Cycle spaces	53	8	24	+16	-29
Motorcycle spaces	26				-26
Lorry spaces	3	2	2	0	-1
Parent & Child	0	18	20	+2	+20

Although there is a shortfall of parking provision relative to the maximum standards, it is considered that the site lies within a sustainable location accessible by other modes of transport, the local routes for some of which would be improved as a result of this application (if it is successful), and therefore this level of provision is considered to be acceptable in this case. For example, the site is served by a bus route and is within easy and safe walking distance of the Riverside area of the town.

The access onto Fishing Line Road is to be retained as a restricted access for the bus route only. This would result in minimising any noise and disturbance to surrounding residents and not cause an increased highway safety concern in this area. The retail park

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site as a whole does not exceed 5ha, and therefore there is no requirement to retain an emergency vehicle access onto Fishing Line Road, and therefore it is considered acceptable that the existing access point be restricted.

The pedestrian and vehicular circulation routes through and within the site are considered to be safe and direct and thus are beneficial to all users of the site. The delivery arrangements remain as existing for HGVs and are therefore considered to be acceptable.

Sustainability

The site lies within the urban area of Redditch and is therefore considered to be in a sustainable location. The site is accessible to a variety of modes of transport including walking, cycling and public transport, and is therefore considered to comply with the sustainable objectives of the planning system. Some of these need to be improved to encourage sustainable travel in order to minimise any traffic increase related to the increase in store size, and are dealt with below as planning obligations.

Planning obligations

The previous approvals were subject to a Section 106 planning obligation requiring various infrastructure improvements. These were improvements to the subway leading to Lydham Close, Riverside; improvements to the footpath from the retail park to the roundabout; the provision of a safe pedestrian crossing between Sainsbury's and the Argos site, a contribution towards a cycleway on Fishing Line Road and highway signage improvements.

Due to the scale and content of the current proposals, it is now considered that these infrastructure enhancements would still be required in relation to the current policy framework, and therefore these are still sought. The applicants are in discussions with officers on these matters and further advice will be provided at the meeting.

It is therefore considered that the following matters should be included in a planning obligation in relation to this development:

- Works to Fishing Line Road to provide a new cycle lane to access the store
- Provision of pedestrian signage between the store and the town centre on Fishing Line Road/Birmingham Road
- Improvement works to Lydham Close underpass to provide new lights, anti-graffiti paint, improved landscaping, mirrors, lines separating pedestrians and cyclists, new signage and new litter bins

Other issues

The condition regarding potential contaminated land is recommended for inclusion as per the advice of the regulatory services officer. It is considered that the landscaping proposals around the entrance/exit to the subway under the Alvechurch highway should

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be provided and agreed in detail in order that the safety of subway users is ensured in the longer term and conditions are attached accordingly.

Conclusion

The proposed development is considered to be compliant with current policy and unlikely to cause significant harm to amenities, safety or other retail interests within Redditch, and is therefore recommended favourably.

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:-

a) The satisfactory completion of a Section 106 planning obligation ensuring:

- The creation of a new cycle lane on Fishing Line Road
- Provision of pedestrian signage
- Improvement works to Lydham Close underpass

And

b) Conditions 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) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. 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

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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) 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.

- 6) The vehicular access to the site from Fishing Line Road will continue to be available for the use only of buses and not for the public in their own private vehicles.

Reason: In the interests of highway safety and sustainability and in accordance with Policy C(T)7 of the Borough of Redditch Local Plan No.3.

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

plans to be listed here

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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 reported to Planning Committee for determination because the application is for 'major' development and because it is recommended subject to a planning obligation and as such the application falls outside the scheme of delegation to Officers.

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Planning Application 2014/115/FUL

Erection of 46 dwellings, garages, landscaping and associated works (Phase 3)

Land Adjacent, Harris Close, Greenlands, Redditch, Worcestershire

Applicant: Mr James Hughes
Expiry Date: 11th June 2014
Ward: GREENLANDS

(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 for more information.

Site Description

This predominantly level and grassed urban greenfield site, which is roughly triangular in shape, measures approximately 1.02ha in area. It is defined as Site 158 in the Borough of Redditch Local Plan No.3. It is bounded to the west by Greenlands Drive, to the east by an existing public footpath and bridleway, to the south by a row of protected oak trees and to the north, by the existing scout hut, beyond which lies Oakenshaw Road. The land is privately owned by the Borough Council.

Proposal Description

Full planning permission is sought for the erection of 46 new residential units. These would be a mixture of detached and semi-detached properties, with the exception of 6 of the units which would form a single block of apartments.

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

The 46 residential units would be provided as follows:

- 6 x 1 bed apartments
- 12 x 2 bed houses
- 12 x 3 bed houses
- 16 x 4 bed houses

Of the 46 units, 18 would be affordable units.

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

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

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

All of the dwellings on the site would be two storey with the exception of a three storey apartment block to be located along the eastern edge of the site. The development would be constructed in brickwork (walls) under tiled roof, with material colours to harmonise with the sites surroundings.

The proposals would require alterations to public right of way no.612 by diverting part of the PROW through the site from its current position (to the eastern boundary of the site).

Relevant Policies :

Borough of Redditch Local Plan No.3:

CS01 Prudent Use of Natural Resources
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 Development within or adjacent to the curtilage of an existing dwelling
BBE13 Qualities of Good Design
BBE19 Green Architecture
BNE01 Overarching Policy of Intent
BNE01A Trees, Woodland and Hedgerows
S01 Designing out Crime
CT02 Road Hierarchy
CT12 Parking Standards

Emerging Draft Local Plan No.4:

Policy 2: Settlement Hierarchy
Policy 3: Development Strategy
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of land
Policy 6: Affordable Housing
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
SPG Encouraging Good Design

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SPD Open Space Provision
SPD Affordable Housing Provision
SPD Designing for Community Safety
SPD Education contributions

Worcestershire Waste Core Strategy (WWCS)

Constraints

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

Relevant Planning History

None

Consultations

Arboricultural Officer

No objection

Community Safety Officer

No objection

North Worcestershire Water Management

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

Housing Strategy

No objection. Housing Strategy has agreed the affordable housing provision, its location and mix with the developers which meets the prevailing housing needs of the Borough.

Highway Network Control

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

RBC Development Plans

Comments summarised as follows:

At the time of the BOR LP No.3 examination, the Planning Inspector supported the principle of housing on the site. The site is now identified under LP No.3 as Site 158 as land reserved for residential development to meet the Strategic Housing Requirement if required following subsequent housing monitoring. Having regards to draft Policies 3 and 4 of Local Plan No.4, the proposal is considered to be acceptable. The site is identified in the Redditch Strategic Housing Land Availability Assessment (SHLAA) as having

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potential for development and would deliver necessary housing in line with the emerging plan. The density of the proposed development is acceptable in policy terms

WCC Public Rights of Way

Note that the proposal requires alterations to the PROW and understands that liaison with this department has already taken place. Notes that it is likely that the development cannot be carried out without temporarily closing the PROW for the safety of the public during the construction period. Such an application should be made to WCC at least 6 weeks in advance of construction works beginning

Ramblers Association

Comments summarised as:

Alternative ways of diverting the public right of way could have been considered. The new alignment is less convenient than the existing. The PROW is a bridleway although it is probable that it is not used to any great extent by horse riders

Police Crime Risk Manager

No objection

Severn Trent Water Ltd

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

Area Environmental Health Officer

No objections subject to the inclusion of standard conditions covering potential land contamination

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.

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

5 letters received. Comments are summarised as follows:

- Loss of light, outlook and privacy to existing properties
- Over-development of the site
- Concerns about impact upon wildlife in the area
- Volume of traffic will increase: highway safety concerns
- Noise in the area will increase harming residential amenity

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.

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Background

To the immediate north-east of the site lies the site formerly referred to as 'Site 125' in the Borough of Redditch Local Plan which granted permission in December 2002 for 24 dwellings (application 2002/094/FUL refers). This development was referred to as 'Phase 1' and formerly contained the school buildings at Ipsley First School. To the immediate east of the site, beyond the public bridleway, lies Site 157, as identified in LP3. This site has been referred to as 'Phase 2'. Phase 2 was granted permission in September 2013 for the erection of 35 houses and 6 apartments (application 2013/078/FUL refers).

These proposals however, solely concern the redevelopment of what has been referred to as 'Phase 3' and the full application submitted shows the precise positioning of dwellings contained within a layout plan, including the size and design of the dwellings, external appearance and means of landscaping. Access to the site would be via Harris Close utilising an existing access serving the scout hut. This is located to the immediate north of number 24 Harris Close (erected under Phase 1).

Assessment of Proposal

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

Principle

The site has no public right of access over it and is therefore of little beneficial community use. Further, at the time of the BOR LP No.3 examination, the Planning Inspector supported the principle of housing on the site. The site is now identified under LP No.3 as Site 158 as land reserved for residential development to meet the Councils Strategic Housing Requirement. Members will be aware that LP No.4 was submitted to the Planning Inspector on 12th March 2014 with the site again appearing as Site 158 (a site allocated for housing development in the Borough in order to meet the Strategic Housing Target for the period 2011-2030).

The site is close to a bus route with regular services to the Town Centre. Public footpaths surrounding the site link to a network of routes with a number of schools in close proximity to the site. The site is therefore considered to be in an accessible location with the proposals being in full compliance with the National Planning Policy Framework (NPPF) which states that there should be a presumption in favour of sustainable development.

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

Design and Community Safety Considerations

Policy both nationally and locally requires new developments *inter alia* to respect and respond to the local distinctiveness of an area. The layout of the development takes its lead from the cul-de-sac arrangement of both the Phase 1 and Phase 2 developments but particularly Phase 2, where proposed dwellings along the sites eastern boundary align with the consented dwellings under Phase 2 to ensure that there are no negative impacts from overlooking and / or shadowing.

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The density proposed here is broadly commensurate with that proposed under the earlier consents and contains a large number of detached and semi-detached dwellings within the same cul-de-sac arrangement. Such an approach is encouraged from a secured by design perspective.

Defensible space to properties has been introduced, and the lack of terraced properties has prevented the use of shared rear access alleyways which are not encouraged having regards to Secured by Design. Houses within the development largely face towards the proposed spine road which is centrally located and represents the most logical and appropriate method of developing this triangular shaped site. Dwelling heights would complement the form of dwellings present in Harris Close and at two storey would not appear visually incongruous in appearance when viewed from Greenlands Drive. A three storey office block is to be located to the south-east corner of the site and would not appear overly dominating in appearance when viewed against the 2.5 storey development to its immediate east (the pair of semi-detached dwellings consented under the Phase 2 development). A three storey apartment block was granted permission under the 2013/078/FUL application referred to earlier in this report.

Highways and access

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

On site open space / amenity requirements

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

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

Impact on amenity

Very few representations from the public have been received despite the extensive neighbour consultation process carried out by your officers. The proposals meet stated separation distances between existing and new residential development and therefore Officers are satisfied that the scheme would not prejudice the amenities enjoyed by the occupiers of either the existing dwellings located Harris Close (those erected under Phase 1) or those (which are currently under construction) under Phase 2.

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Trees and landscaping

Following receipt of the Tree Officers original comments, further tree survey work has been undertaken and amendments have been carried out. The Tree Officer is now satisfied with the proposed development.

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.

Other matters

Clearly the development as proposed could not take place without agreement to the partial diversion of the public right of way. An application has been submitted to divert the PROW as stated by the County Councils rights of way team. Discussions between the developers and officers are on-going with this respect. The scheme as submitted fully satisfies your officers including the Community Safety Officer and the Police Crime Risk Manager since the proposed diversion represents a far safer method of walking the short section of path which is to be diverted. By retaining the PROW in its current location (running north to south between the current site and the adjacent residential site to the east) would have presented serious safety and crime implications by virtue of the 'tunnelling effect' created by the close proximity of boundary fences either side of the right of way.

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: Oak Hill First School, Woodfield Middle and Trinity High School
- The provision of 18 units on the site to be restricted to affordable housing in perpetuity

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

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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

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

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

- * Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD
- * A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development
- * Contributions are paid to the County Council towards County education facilities in accordance with the Councils adopted SPD
- * 18 units on the site are restricted to affordable housing in perpetuity

and

b) Conditions and informatives as set out below:

Conditions

- 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.

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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) 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

- 4) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected within the curtilage of Plots 25 to 42 as defined on planning layout drawing without first applying for planning permission.

Reason:- To ensure that the health of protected trees and their root protection areas (RPAs) is not prejudiced in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

- 5) Prior to the commencement of any site preparation works or development on site, tree protection fencing shall be agreed in writing with the Local Planning Authority and then put in place and shall thereafter remain in place until the occupation of the development.

Reason: In the interests of protecting the trees in accordance with Policies B(NE)1a and CS8 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 (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.

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- 7) Development shall not begin 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, and the development shall not be occupied until the scheme as been constructed in accordance with the approved drawings.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

- 8) The Development shall not be occupied until the roadworks necessary to provide access from the nearest publicly maintained highway have been completed in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

- 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.

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

appropriate references to be added here to include plans and other associated documents

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

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- 11) 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.

- 12) No development approved by this permission shall be commenced until:
- a) A desktop study identifying previous site uses, potential contaminants and other relevant information and using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been undertaken and submitted in approval for writing by the LPA;
 - b) If deemed necessary as a result of the desktop study, a site investigation has been designed using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model), and has been submitted to and approved in writing by the LPA;
 - c) The site investigation has been undertaken in accordance with details approved and a risk assessment has been produced;
 - d) A method statement detailing the remediation requirements using the information obtained from the site investigation has been approved in writing by the LPA.

Reason: To identify contamination which may pose a risk to the environment or harm to human health and in accordance with National Planning Policy Framework.

- 13) 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.

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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.

- 14) All remediation works detailed in the method statement shall be undertaken and a report submitted to the LPA providing verification that the works have been carried out in accordance with the approved details.

Reason: To protect controlled waters by ensuring that the remediated site has been claimed to an appropriate standard and in accordance with National Planning Policy Framework.

Informatives

- 1) 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) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 3) 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.
- 4) If it is the Developer's intention to request the County Council, as 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 the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. 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.
- 5) It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be

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provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

The applicant is, therefore, advised to submit the Engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements to be assessed

- 6) 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.
- 7) 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 or by contacting the West Mercia Constabulary Crime Risk Manager on 01527 586181

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 2014/119/COU

Change of use from A3 (Restaurant) to A5 (Takeaway) with associated works including new shop front and new exhaust system and extended opening hours

25 Unicorn Hill, Town Centre, Redditch, Worcestershire, B97 4QR

**Applicant: Mr Umit Maman
Expiry Date: 27th June 2014
Ward: ABBEY**

(see additional papers for Site Plan)

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

Site and Proposal Description

The site comprises an existing vacant unit on the south side of Unicorn Hill with Vine Street to the rear. The unit forms part of a utilitarian block probably dating from the 1960's.

The proposal relates to a change of use on the ground floor of the premises from A3 (Restaurant) to A5 (Hot Food Takeaway). The proposal also includes alterations to the façade of the premises.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE 16 Shopfronts
ETCR01 Vitality and Viability of the Town Centre
ETCR06 North West Quadrant
ETCR12 Class A3, A4 and A5 Uses

Emerging Borough of Redditch Local Plan No. 4

Policy 30: Town Centre and Retail Hierarchy
Policy 31: Regeneration for Town Centre
Policy 40: High Quality Design and Safer Communities
Policy 41: Shopfronts and Shopfront Security

Others:

NPPF National Planning Policy Framework

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Consultations**Highway Network Control**

No objection.

Town Centre Co-ordinator

The proposal for A5 use in the town centre is considered appropriate in both adopted and emerging planning policy. Subject to the criteria of policies E(TCR).12 and B(BE).16 being met satisfactorily, the proposal is considered to comply with adopted and emerging planning policy.

Environmental Health- Food

No objection in relation to the ventilation systems proposed.

Public Consultation Response

No comments have been received in relation to this application.

Assessment of Proposal

This currently vacant unit is located within Redditch Town Centre designated by Policy E(TCR).1 of Adopted Local Plan No.3 and Policy 31 of Emerging Local Plan No.4. The site is located outside the defined retail core. It is considered that local policies are compatible with the NPPF in ensuring the vitality of town centre locations. The views of the Town Centre Coordinator are noted and therefore the principle of the change of use at this location is considered acceptable.

Other issues

In accordance with policy E(TCR)12 the principle of A5 use is acceptable subject to a number of criteria such as the impact of the proposal on the amenity of the area, provision of sufficient parking and servicing facilities.

No objections have been raised from Worcestershire Highways and the site is in a sustainable location close to the bus and train station and town centre facilities. It is not considered that the proposed use would be more demanding on parking provision than the previous restaurant use which could re-open in this capacity at any time in the future.

Conclusion

The proposed A5 use is acceptable in principle in this town centre location and no material planning considerations have been raised which would justify withholding consent.

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RECOMMENDATION:

that having regard to the development plan and to all other material considerations planning permission be GRANTED subject to the following conditions:

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

Drawing No. 1404.103 (Location Plans)
Drawing No. 1404.101 (Existing and Proposed Floorplans)
Drawing No. 1404.102 (Proposed Elevations)

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 amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No. 3.

- 3) The use hereby approved shall only open the public between the hours of 11am – 11pm Monday to Wednesday, 11am – 3am Thursdays to Saturdays and 11am to 6pm Sundays.

Reason: In the interests of nearby residential amenity and in order to comply with Policy B(BE)13 of the Borough of Redditch Local Plan No. 3.

- 4) This change of use pertains to the use of the Ground Floor only.
Reason: For the avoidance of doubt.

Procedural matters

This application is being reported to Planning Committee because it proposes the change of use to A5 hot food takeaway. As such the application falls outside the scheme of delegation to Officers.

Informative ADV.01 (Advertisement Consent needed)

