



Planning Committee

Wed 8 Apr
2015
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
difference*

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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.

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- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

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

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

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

Janice Smyth
Democratic Services Officer
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e.mail: janice.smyth@bromsgroveandredditch.gov.uk

REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



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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) Ward Councillors
 - c) Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic 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) Members of the public are now able to record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. The exception to this involves exempt / confidential information to be considered, when members of the public may be excluded from the meeting, the reason(s) for which will be defined in the Exclusion of the Public item on the Planning Committee Agenda.

An area of the Council Chamber has been set aside next to the Press for any members of the public who wish to do this. The Council asks that any recording of the meeting is done from this area to avoid disrupting the proceedings. Members of the public should now be aware that they may be filmed or recorded during the course of the meeting.

- 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 Democratic Services Team on 01527 64252 Extn. 3266 by 12 noon on the day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated at the foot of the inside front cover), Head of Legal, Equalities and 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 are the Legal and Democratic Services Officers who give 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 Democratic Services Officer.

Special Arrangements

If you have any particular needs, please contact the Democratic Services 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 Democratic Services 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

8th April 2015

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

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

<p>1. Apologies</p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p>2. Declarations of Interest</p>	<p>To invite Councillors to declare any 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>3. Confirmation of Minutes (Pages 1 - 6)</p>	<p>To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 11th March 2015. (Minutes attached)</p>
<p>4. Update Reports</p>	<p>To note Updates (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting).</p>
<p>5. Planning Application 2014/349/FUL - Fever, 12 Market Place, Town Centre, Redditch, B98 8AA (Pages 7 - 10) Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a Change of Use of part of first floor offices into a late-night bar, to be incorporated into the existing bar. Applicant: Mr Nigel Blair (Report attached – Site Plan under separate cover) (Abbey Ward)</p>

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<p>6. Planning Application 2014/367/FUL - Land adjacent 55 Weatheroak Close, Webheath, Redditch B97 5TF</p> <p>(Pages 11 - 18)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a new one and a half storey dwelling.</p> <p>Applicant: Mr and Mrs Richard Lewis</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(West Ward)</p>
<p>7. Planning Application 2014/369/FUL - Ipsley Court, Berrington Close, Ipsley, Redditch, B98 OTJ</p> <p>(Pages 19 - 26)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed two-storey building to contain four number apartments (Plots 41, 42, 43 and 44).</p> <p>Applicant: Mr Barney McElholm</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Matchborough Ward)</p>
<p>8. Planning Application 2015/035/RM - Land opposite The Foxlydiate, Birchfield Road, Webheath, Redditch</p> <p>(Pages 27 - 32)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Reserved Matters Application for the construction of 29 No. dwellings pursuant to condition 1 of 2013/179/OUT.</p> <p>Applicant: Mr David Baker</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(West Ward)</p>
<p>9. Planning Application 2015/044/FUL and Listed Building Consent Application 2015/045/LBC - The White Lion, 1202 Evesham Road, Astwood Bank, Redditch B96 6AA</p> <p>(Pages 33 - 46)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application and Listed Building Consent Application for the conversion of a Listed Public House into four separate dwellings with associated works, car parking and rear driveway, together with two new semi-detached two bedroom houses and one detached three bedroom house within the grounds.</p> <p>Applicant: Vicarage Farm Estates Ltd</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>

10. Exclusion of the Public

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

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

These paragraphs are as follows:

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

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

may need to be considered as “exempt”.

11. Confidential Matters (if any)

To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)



Planning Committee

11th March 2015

MINUTES

Present:

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

Officers:

Steve Edden, Sarah Hazlewood, Amar Hussain and Ailith Rutt

Democratic Services Officer:

Jan Smyth

73. APOLOGIES

There were no apologies for absence.

74. DECLARATIONS OF INTEREST

No declarations of interest were made.

In respect of Agenda Items 6 and 7 (Planning Applications 2014/368/FUL and 2014/369/FUL - Ipsley Court, Berrington Close, Ipsley, Redditch) Councillor Baker's role as County Councillor for Ipsley was noted.

In respect of Agenda Item 8 (Planning Application 2015/003/FUL – 324 Evesham Road, Crabbs Cross, Redditch), Councillor Andrew Brazier declared that he had a biased view of the Application as a Local Ward Councillor, as detailed in Minute 80 below.

75. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 11th February 2015 be confirmed as a correct record and signed by the Chair, subject to an error in the printed minutes being noted, in respect of the meeting date, which should be 2015 and not 2014 as stated.

.....
Chair

76. UPDATE REPORTS

The printed Update reports relating to the various Planning Applications were noted.

**77. APPLICATION 2014/337/FUL –
PARKLANDS CARE HOME, CALLOW HILL LANE,
CALLOW HILL, REDDITCH, WORCESTERSHIRE B97 5PU**

Proposed Second floor extension

Applicant: Parklands Care Home

Councillor Brandon Clayton, local Ward Councillor and Mr Brian King, Agent for the Applicant, addressed the Committee under the Council's Public Speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to appropriate Conditions to be agreed between Officers and the Applicant.

(Members were reminded that this matter had been considered at the previous meeting of the Planning Committee on the 11th February 2015. Officers reported, however, that due to an administrative error, the standard invitations to the Committee meeting had not been issued in accordance with protocols and it had therefore been necessary for the Committee to re-consider the Application to allow for full participation in consideration of the matter.

Having considered all of the information provided, Members were of the view that the proposed extension would have minimal impact on the Green Belt and would provide improved facilities for the two bedrooms already situated on the second floor. The Committee was therefore minded to grant Planning Permission subject to appropriate Conditions.)

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78. **APPLICATION 2014/368/FUL –
IPSLEY COURT, BERRINGTON CLOSE, IPSLEY,
REDDITCH, WORCESTERSHIRE B98 0TJ**

Creation of additional two bedroom apartment (Flat 40) in roof.

Applicant: Mr Barney McElholm

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

Mrs Hazel Hill – Objector

Ms Jane Benanti – Objector

Miss Donna Savage – 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 detailed on Page 13 of the Agenda report.

79. **APPLICATION 2014/369/FUL –
IPSLEY COURT, BERRINGTON CLOSE, IPSLEY,
REDDITCH, WORCESTERSHIRE B98 0TJ**

Proposed two storey building to contain 4 no. apartments
(Plots 41, 42, 43 and 44)

Applicant: Mr Barney McElholm

The following people addressed the Committee under the Council's Public Speaking rules:

Mr Steve Williams – Objector

Mrs Sue Nicholls – Objector

Councillor Juliet Brunner – Ward Member

Miss Donna Savage – Applicant's Agent

RESOLVED that

a decision on this matter be DEFERRED to the next scheduled meeting of the Planning Committee in order for Officers to seek further clarification in relation to proposed distances from existing developments and organise a Site Visit for Committee Members.

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At the conclusion of this matter, the Chair adjourned the meeting for people to leave the public gallery and allow for a 5 minute comfort break.

**80. APPLICATION 2015/003/FUL –
324 EVESHAM ROAD, CRABBS CROSS,
REDDITCH, WORCERSTERSHIRE B97 5JB**

Demolition of existing garage and side lean-to,
erection of rear two-storey and single-storey
extension and installation of shop front.
Change of use of building to mixed use showroom (A1),
Office (B1) and storage (B8).

Applicant: Mr Malcolm Dyson

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

Mr Steve Higgitts – Objector
Mr John Close – Objector
Mr Carl Portman – Objector
Mrs Elizabeth Mitchell – Applicant's Agent

RESOLVED that

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

“The proposed development by reason of its design and visual impact would be harmful to the area and therefore contrary to policy BBE13 of the Borough of Redditch Local Plan no. 3.”

(Having considered all of the information provided and comments from the public speakers, Members expressed concerns that the design and uses proposed by the Applicant would have an unacceptable visual impact in the middle of a residential area and were of the view that the proposed development would be better situated in a commercial setting. The Committee therefore considered that the proposal was not appropriate and refused the Application for the reason stated in the Resolution above.)

(During consideration of this matter, Councillor Andrew Brazier declared that he had a biased view as a local Ward Councillor for Crabbs Cross and therefore withdrew from the meeting and took no part in debating the Application or voting thereon.)

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11th March 2015

81. ARTICLE 4(1) REMOVAL OF PERMITTED DEVELOPMENT RIGHTS TO DEMOLISH (PART 31) - CONFIRMATION - CHAPEL AT THE JUNCTION OF BIRCHFIELD ROAD AND CHAPEL STREET, HEADLESS CROSS, REDDITCH

The Committee considered a report which proposed the long term protection of a locally listed building which was considered to be of positive benefit to public amenity and a heritage asset in the wider public interest. Members approval was sought to control the future development of the building by way of an Article 4 Order to remove permitted development rights relating to demolition.

The Committee noted the procedures undertaken subsequent to receiving an application for the prior approval of the demolition of the building on the 20th November 2014 and the Article 4 direction being made on the 5th December 2014.

Officers provided clarification on various matters including maintenance responsibilities, and confirmed that they were working proactively with the owners of the site to find the best solution for the building to be brought back into use.

RESOLVED that

the Article 4(1) Direction at Appendix 1 to the report and its attached plan be confirmed without modification.

(Having withdrawn from the meeting during consideration of the previous Item on the Agenda, Councillor Andrew Brazier was not present and took no part in consideration of this matter.)

The Meeting commenced at 7.00 pm
and closed at 9.05 pm

.....
CHAIR

**PLANNING
COMMITTEE**8th April 2015

Planning Application 2014/349/FUL**Change of use of part of first floor offices into late night bar, to be incorporated into existing bar****Fever , 12 Market Place, Town Centre, Redditch, Worcestershire, B98 8AA****Applicant: Mr Nigel Blair
Expiry Date: 1st April 2015
Ward: ABBEY****(see additional papers for Site Plan)**

The author of this report is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 587006 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

11 & 12 Market Place occupies a prominent corner position inside, but on the edge of the Redditch Town Centre Conservation Area. The building is on the Council's Schedule of Buildings of Local Interest.

The building has three storeys. Currently, the late night bar occupies the ground floor and the rear part of the first floor. With the rest of the property being made up of office space, however only the second floor is currently occupied (by First Personnel).

Adjoining the application site, to the north-western side of the building is Unit 10, which is currently empty office space (it was the former offices of Browning's Solicitors). The side of the building faces south-east onto Market Walk, opposite which is Redditch Library.

Proposal description

The proposal is for the change of Use of the unoccupied office space at the front of the first floor of the property, into a late night bar. This will be used as an extension to the existing late night bar facility operating within the property at both ground and first floor. No external alterations to the building are proposed.

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

ETCR01 Vitality and Viability of the Town Centre

ETCR05 Protection of the Retail Core

ETCR12 Class A3, A4 and A5

BBE11 Buildings of Local Interest

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Others:

NPPF National Planning Policy Framework

Relevant Planning History

2010/205/COU	Change of Use of first floor to A4 (Drinking Establishments)	Approved	27.09.2010
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Consultations**Community Safety Officer**

No Comments Received To Date

Mr Nick Joyce Architects

As no external works are proposed I have no objection.

Area Environmental Health Officer

I am not aware of the nature of the business or if there are residential flats at number 10 Market Place, however there is a potential with this conversion that additional noise could be generated from this area. It is imperative that the applicant puts measures in place such as consideration for positioning for speakers etc. if there are flats adjacent to the party wall. If unreasonable noise is experienced at any neighbouring property action under the Environmental Protection Act 1990 for statutory nuisance could be instigated.

Town Centre Co-ordinator

No Comments Received To Date

Crime Risk Manager

No Comments Received To Date

Licensing Project Officer

No Comments Received To Date

Highway Network Control

No Comments Received To Date

Public Consultation Response

None received To Date

Assessment of Proposal

Policy E(TCR).1 seeks to maintain and enhance the vitality and viability of the Town Centre by amongst other criteria, promoting the re use of existing floor space and promoting a vibrant and safe, high quality evening economy. Since the proposal in question is within the Town Centre and would reuse existing unoccupied valuable floor space, the proposal is considered to be in compliance with this Policy.

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The property falls within an area of Primary Shopping frontage within the retail Core of the Town Centre, and therefore Policy E(TCR).5 applies. This policy aims to protect the primary shopping frontage of the retail core and to prevent its unacceptable erosion by the introduction of inappropriate uses. The proposal would change the use of the first floor office space only and therefore there would be no loss of retail floor space, nor impact on ground floor frontage.

As the property lies within the Conservation Area and is also a locally listed building, the Conservation advisor was consulted on the application. However as the proposal does not consist of any external alterations to the building, they have not raised any objections to the scheme.

Policy E(TCR).12 sets out that this type of use in the town centre should not have an adverse impact on neighbouring properties by reason of noise, smell and litter and should not be detrimental to highway safety.

The proposed opening hours for the new area of bar are shown to be 20:00 to 04:00 hours 7 days a week, which is the same as the opening hours for the existing bar.

Worcester Regulatory Services have not raised any objection to the scheme in regards to noise, but have commented stating that it is imperative that the applicant puts measures in place such as consideration for positioning for speakers if there are flats adjacent to the party wall. Currently there are no flats adjacent to the proposed bar; currently all neighbouring properties appear to be offices. However to make the applicants aware of WRS's comments, it is recommended that an informative should be added to state that if unreasonable noise is experienced at any neighbouring property, action under the Environmental Protection Act 1990 for statutory nuisance could be instigated.

To date no representations have been received following the public consultation and no other comments have been received from any of the consultees regarding the proposed scheme, including highways. It is considered that the scheme will not have a detrimental impact on the existing amenity of the area.

This scheme has raised no other material planning issues and required no further negotiations or amendments. As such it is considered that the proposal complies with the provisions of the development plan and would be acceptable.

The Council has worked positively and proactively with the applicant on this application.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following condition:

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1. The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Drawing No. RD-14-502 Existing and Proposed Ground and First Floor Plan

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

Informative:

1. The granting of permission does not preclude the fact that action will be taken under the Environmental Protection Act 1990 if it is determined that a statutory nuisance exists in relation to noise.

Procedural matters

This application is being reported to the Planning Committee because the application falls outside the scheme of delegation to Officers.

**PLANNING
COMMITTEE**8th April 2015

Planning Application 2014/367/FUL**New one and a half storey dwelling****Land Adjacent 55 Weatheroak Close, Webheath, Redditch, B97 5TF****Applicant: Mr & Mrs R Lewis**
Expiry Date: 17th February 2015
Ward: WEST**(see additional papers for Site Plan)**

The author of this report is Helena Horton, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: helena.horton@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site comprises of an area of vegetation located between 55 and 56 Weatheroak Close and backs onto properties located on Blackstitch Lane. It lies within a cul-de-sac of 8 detached properties located off the main arm of Weatheroak Close. The area is predominantly residential in character comprising of detached properties of varying sizes. The cul-de-sac slopes downwards where split levels are prevalent. Additionally the spacing between the existing housing is not uniform, therefore small gaps to do exist in some cases and larger gaps in others.

Proposal Description

The proposal seeks full planning permission for a three bedroom detached dwelling comprising of brick and tile construction. The dwelling will comprise of one and half storeys and will be set one metre from both side boundaries. Two parking spaces are to be provided on the front driveway as well as an integrated garage within the dwelling.

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

CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design
BBE19 Green Architecture
BHSG06 – Development within/adjacent to curtilage of dwelling
CS02 Care for the Environment
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 5: Effective and Efficient use of Land
Policy: 39 Built Environment

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Policy: 40 High Quality Design and Safer Communities

Others:

SPG Encouraging Good Design

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

2005/062/FUL	Erection Of One Dwelling	Refused	07.04.2005
		Dismissed at Appeal	22.11.2005
2006/182/FUL	Erection of Detached Dwelling	Refused	18.09.2006
		Dismissed at Appeal	31.07.2007

The application site has been subject to several planning applications. In April 2005 the Council refused a full application (ref: 2005/062 FUL) for a detached dwelling on the site and a subsequent appeal decision was dismissed in November 2005. An application for a four bedroom detached dwelling of a different design was then submitted in April 2006 (ref: 2006/182/FUL) which was also refused on the same grounds as the previous appeal decision and due to there being a housing moratorium at the time of submission. The decision then went to appeal in April 2007 and was once again dismissed.

Consultations**Highway Network Control**

No Objection, subject to conditions

Severn Trent Water Ltd

No Objection, subject to conditions

North Worcestershire Water Management

No Comments Received To Date

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Arboricultural Officer

Although this site is covered by a TPO (New Town no.35), there are no protected or other significant trees either on site or on adjacent land. Therefore I have no objection to this application.

Area Environmental Health Officer

No comments from a nuisance point of view.

Environment Agency

No Comments Received To Date

Public Consultation Response

Responses against.

7 formal objections received. Comments summarised as follows:

- o The development would be out of character with appearance of surrounding area
- o Access and parking concerns raised
- o Drainage concerns
- o The proposal would result in a loss of outlook and loss of privacy and loss of light
- o This would be an overdevelopment of the site

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.

Assessment of Proposal

Since the issuing of those earlier decisions, there have been significant changes to the planning policy framework, particularly at a national level with the introduction of the NPPF. Additionally a housing moratorium no longer exists. Therefore, whilst it is apparent that there is significant history relating to the site, the application must be assessed against current policy frameworks and guidance which will be addressed in this report.

The key issues for consideration are as follows:

Principle

The National Planning Policy Framework (NPPF) advises, in Paragraph 49, that planning applications for residential development should be "considered in the context of the presumption in favour of sustainable development".

Since the site is located within the defined settlement of Redditch in a residential area and the site is not designated for any particular purpose within Local Plan No.3 or the

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emerging LP No.4, there are no objections to the principle of a residential scheme on the site, providing the details are considered to be acceptable.

Design, appearance and general layout

The NPPF advises, in Paragraph 58, that planning decisions should aim to ensure that developments function well and add to the overall quality of the area, respond to local character and history and reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping. Paragraph 60 continues to state that planning decisions should "seek to promote or reinforce local distinctiveness". Paragraph 61 states "visual appearance and the architecture of individual buildings are very important factors".

The plans submitted demonstrate to officers that the development would be acceptable in terms of its design and layout with the proposed dwelling complying with minimum separation distances between dwellings. The new development would provide private amenity space meeting the Councils standards.

Officers are satisfied that the development would respect the character and appearance of the area.

Impact upon nearby residential amenity

An element of overlooking from any new development of this nature is inevitable in the same way as an overlooking impact can occur from for example, rear first floor windows serving habitable rooms on a semi-detached property. Separation distances in this case comply with the SPG. The property has been carefully designed to minimise any potential harm to existing residential amenity. This leads officers to consider that no significant detrimental impacts to residential amenity would result from the proposed development by virtue of loss of privacy, light or loss of outlook.

In terms of appearance, the dwelling would be formed of brick walls, under a tiled roof with general detailing taking its lead from the surrounding dwellings. Materials used will be subject to a condition if approved. Officers are satisfied that the development would respect the character and appearance of the area.

Access and parking

County Highways have raised no objection to the proposed new access which would serve the property where two new car parking spaces within the curtilage of this property would be formed in compliance with adopted standards.

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Sustainability

The site lies within the established residential area of Redditch and within a very short walking distance of local shops and other amenities, and is therefore considered to be in a sustainable location.

Conclusion

The proposal is considered to comply with the planning policy framework

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 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) 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

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- 4) Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking of 2 cars and this area, and the means of access thereto, shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority, This area shall not thereafter be used for any other purpose than the parking of vehicles.

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.

- 5) Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards addressed in policy CT12.

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

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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

- 7) The proposed drive and parking area shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3

- 8) 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 the National Planning Policy Framework.

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Informatives

- 1) 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 of any works pertaining thereto
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), 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.

- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor.

The applicant is solely responsible for all costs associated with construction of the access.

For further information, please contact Ringway direct on 01905 761160
or email : worcestershirevehicle.crossing@ringway.co.uk

- 4) The Council worked positively and proactively with the applicant in order to reach a positive outcome.

Procedural matters

This application is being reported to the Planning Committee because the applicants are employees of Redditch Borough Council, as such the application falls outside the scheme of delegation to Officers and because two (or more) objections have been received.

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Planning Application 2014/369/FUL**Proposed two storey building to contain 4 no. apartments (Plots 41, 42, 43, 44)****Ipsley Court, Berrington Close, Ipsley, Redditch, Worcestershire, B98 0TJ****Applicant: Mr Barney McElholm
Expiry Date: 18th February 2015
Ward: MATCHBOROUGH****(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.

Members will be aware that this application was considered at Planning Committee on 11th March 2015. The application was deferred to allow Members to visit the site. The site visit has now taken place.

Site Description

Ipsley Court comprises of two Grade II listed buildings and one modern 'T' shaped building to the rear, (recently re-named as Ipsley Manor), set on a large site containing just over 200 car parking spaces together with soft landscaping. The Grade II listed buildings are divided into the north and south wings and are constructed from red brickwork (walls) under a steeply pitched hipped roof. The south wing lies to the immediate north of St. Peters Church. Both north and south wings are currently in office use. To the west of Ipsley Court lie the offices of GKN Engineering. The site is accessed via Berrington Close to the east. Shottery Close forms the northern boundary of the site, beyond which lies the residential street of Alveston Close.

The 'T' shaped building was built in the late 20th Century and has been designed in sympathetic style to the listed buildings, again with red brick walls under a steeply pitched hipped roof. This building has residential accommodation over three floors. A detached brick building to the immediate north contains a further flat.

Proposal Description

This is a full planning application to erect a small apartment block containing a total of four, 2 bed flats. The development would consist of a single two storey block with two flats on the ground floor and two flats above. The roof serving the development would be steeply pitched and hipped matching the form of that used in the construction of Ipsley Court. Materials would match those used in the construction of Ipsley Court: brick walls under a grey coloured tiled roof.

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The apartment block would measure 15 metres in width and would have a depth of 11 metres. The building would measure 11 metres to its highest point (the ridge).

The building would be situated to the north of the 'T' shaped building and would face towards Shottery Close. The buildings front elevation would be set back 13 metres from Shottery Close with the buildings west facing flank wall situated 12 metres to the east of flats 1 to 11 Shottery Close. Five car parking spaces would be provided for the development at a point between the buildings front elevation and Shottery Close.

Relevant Policies :

Borough of Redditch Local Plan No.3:

EEMP03 Primarily Employment Areas
EEMP03a Development affecting Primarily Employment Areas
CS02 Care for the Environment
CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design
BHSG06 Development within or adjacent to the curtilage of an existing dwelling
CT12 Parking Standards

Emerging Borough of Redditch 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: 39 Built environment
Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPG Encouraging Good Design

Consultations

Highway Network Control

No objection

Conservation Advisor

No objection. The proposals would not have an adverse impact on the adjacent listed building.

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North Worcestershire Water Management

The site is located within fluvial flood zone 1, and there is little risk of surface water flooding on the site in question. No objections subject to the imposition of a standard drainage condition.

Area Environmental Health Officer (WRS)

No objection

Worcestershire Archaeological Service

No objection subject to the imposition of planning conditions to safeguard any archaeological remains found during the construction process

Public Consultation Response

Responses against

8 letters received. Comments summarised as follows:

- The development is too large and would be out of character with appearance of surrounding area
- The proposal would result in a loss of outlook, light and privacy
- This would be an overdevelopment of the site
- Noise disturbance concerns raised
- Additional demands for car parking have not been fully considered
- Highway safety concerns

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

The 'T' shaped building was formerly used as the offices for the Law Society and included just over 200 car parking spaces to the north and east which served the 4000 sq metre office development.

The two listed building (wings) have remained as offices whilst all of the modern 'T' shaped building has been converted to residential use over three floors under current permitted development rules: (ref 2014/106) – granted 5th August 2014). 38 apartments have been created within the main building (now known as Ipsley Manor) and a further apartment (flat 39) has been created by the conversion of a small detached red brick building which is situated approximately 7 metres to the north of the main building.

Planning application ref 2014/368/FUL which proposed to create a further apartment within the roof space of Ipsley Manor (flat 40) was granted permission following its presentation at the Planning Committee of 11th March 2015. The proposals to be considered under this application, to create a further four flats would be known as flats 41, 42, 43 and 44.

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Assessment of Proposal**Principle of the development**

The Borough of Redditch Local Plan No.3 designates the site and the area to the west containing the offices of GKN as a Primarily Employment Area, where normally applications for planning permission which seek to change the designation of such areas (from employment to residential use for example), are viewed unfavourably since the loss of employment land would impact detrimentally on the Council's employment land portfolio. In addition, residential uses which are located in close proximity to established employment uses have the potential to be incompatible, with conflict between the two uses often arising as a result.

In this case, under the application 2014/106, the developer exercised their rights following recent changes to the permitted development right regime which now allows existing offices falling within Class B1a of the Town and Country Planning (Use Classes Order) to be converted to residential uses without a formal planning application for change of use. The 'T' Shaped building now known as Ipsley Manor was converted from office to residential use in the summer of 2014 and is now occupied. The Ipsley Manor site and land to its frontage, which includes the car parking area on which the apartment block is proposed to be located is now considered to have lost its former employment use. The location of a new residential use on this part of the site would not be incompatible with the nearest employment use, that being the offices of GKN Engineering to the west. No objections have been received from GKN following the neighbour notification process.

As such, it is considered that the principle of the development is acceptable in this case provided that the proposal fulfils the other requirements of the development plan.

Impact upon the character and appearance of the area

The plans submitted which include a street-scene drawing demonstrate to your officers that the development would be acceptable in terms of its design and layout with the development respecting the character and appearance of other nearby buildings - in particular, that of the existing Ipsley Manor building, and the four storey residential development of Shottery Close to the west.

Residential amenity considerations

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

Policy B(BE).13 states that new residential development must not adversely affect the existing amenities of adjoining occupiers. The Council's Residential Design Guide 'Encouraging Good Design' sets out a range of criteria to ensure that applications for planning permission afford future occupiers of new developments an acceptable standard of residential amenity whilst protecting the residential amenity of nearby occupiers.

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The nearest affected residents are those residing in the two storey dwellings in Alveston Close to the north of the proposed apartment building. The rear of properties in Alveston Close face in a southerly direction towards what would be the front of the apartment block which faces north.

The Councils SPG does not contain a recommended minimum distance where an existing rear wall faces a proposed front elevation of a building although it states that a distance of 22 metres should be maintained between rear wall (existing) to rear wall (proposed). I have noted that the distance between the front elevation to the proposed apartment block to the rear garden fence serving number 7 Alveston Close (directly to the north) is approximately 20 metres. A distance of approximately 34 metres exists between the front elevation of the apartment block and the rear wall serving number 7 Alveston Close. The separation distances are such that I am satisfied that the proposed two storey development would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy. I am minded that a similar relationship exists between the four storey development of Shottery Close to the west of the site and other properties in Alveston Close, albeit with slightly greater separation distances. The development at Shottery Close is however four storey not two storey and is far more visually imposing.

In terms of outside amenity space for occupiers of the proposed new development, although little exists within the curtilage of the apartment block, I am minded that limited outside amenity space is provided for the 39 apartments granted under the 2014 application. A large area of green open space however exists to the immediate east of the site (to the north of Driffield Close and to the east of Berrington Close). In addition, the site is a 5 minute walk from the much larger open space of the Arrow Valley Park. I am therefore satisfied that the proposed development would comply with the requirements set out under Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Highways

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking.

Five car parking spaces would be provided for the proposed development to the frontage of the apartment block with access via Shottery Close. One space would be provided for each of the four flats with one visitor space, complying with local standards.

The County Highways Officer has raised no objection to the application on highway safety grounds with parking provision on site complying with local standards. A current over-provision of car parking exists at the site. This is because the former office use had a greater demand for parking than the current use of the site which now comprises a mix of office and residential uses but with the predominant use being one of residential.

There are therefore no objections to this application in terms of the impact of the proposals upon highway safety.

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Conclusion

It is considered that the proposals largely comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

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.

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:

appropriate references to be inserted here

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 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

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satisfactory means of drainage and in accordance with National Planning Policy Framework.

- 5) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interests of archaeological investigation and in accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.

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Planning Application 2015/035/RM**Approval of Reserved Matters for the construction of 29 No. dwellings pursuant to condition 1 of 2013/179/OUT.****Land Opposite The Foxlydiate, Birchfield Road, Webheath, Redditch, Worcestershire,****Applicant: Mr David Baker
Expiry Date: 12th May 2015
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

A reserved matters application has been submitted for 29 dwellings. The only outstanding matter to be considered at this stage is the appearance of the development. The dwellings would be of a traditional cottage style design to complement the style of housing in the locality. The predominant material for the scheme will be red brick, however, a small number of plots will be render, and all of the plots will be finished in grey roof tiles.

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

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L02	Education provision
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 8:	Green Belt
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
NPPG	National Planning Practice Guidance
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)	

Relevant Planning History

2013/179/OUT	Outline residential development (29 no. dwellings) with associated garaging and parking; access; roads and drainage and other accommodation works.	Approved	19.05.2014
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Consultations**Housing Strategy Housing Strategy**

No Comments Received To Date

Highway Network Control

No Comments Received To Date

Worcestershire Regulatory Services

No Comments Received To Date

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Public Consultation Response

1 letter of objection – Concerns relate to Birchfield Road and that it is susceptible to flooding, concern about traffic noise for the potential occupiers, volume of traffic on Birchfield Road.

Assessment of Proposal

Members may recall that outline planning permission was granted for the principle of 29 dwellings to be built on this site on 19 May 2014. Matters such as access, landscaping, layout and scale were also approved at the outline stage with the appearance of the scheme to be considered at the reserved matters stage.

Design

At the time of the outline application, some general streetscenes were submitted to provide a flavour of what the scheme could look like. A traditional approach for the design of the dwellings was provided to reflect the cottage style dwellings that are located close to the site. These designs have been finalised and now form part of the reserved matters application. The overall designs of the dwellings are considered to be acceptable and would be visually attractive in relation to the streetscene. The proposal would comply with policy B(BE).13 of the Borough of Redditch Local Plan No.3, policy 40 of the emerging Borough of Redditch Local Plan No.4, and the design principles set out in the National Planning Policy Framework.

Section 106 Agreement

A Section 106 Agreement formed part of the outline planning approval and required contributions towards highways, education, open space, and waste, as well as social housing. Financial contributions were based on the number of bedrooms proposed as indicated on the site layout plan at the outline stage.

It has been noted on the reserved matters plan that there has been a slight adjustment to one of the plots (19) that has changed from a 1 bed to a 2 bedroom unit. This change would have implications on the contributions that have been sought under the outline application, particularly in relation to open space contributions and education. The agent has been advised to change the house type back to a 1 bedroom unit.

Also, it has been noted that plot 19 has rooflights facing the dual carriageway. At the time of processing the outline application, Worcestershire Regulatory Services stated that they would not object to the proposal in terms of noise so long as there were no opening windows facing the dual carriageway, as this could cause noise problems for the potential occupiers. The agent has been requested to omit the rooflights for this particular plot. At the time of drafting the report, no amended plans had been submitted to address this matter. An update on this matter will be provided at the meeting. As a safeguard it is considered prudent to impose a condition restricting permitted development rights on this plot in relation to installing any additional rooflights / dormers / windows.

Informal comments have been submitted by Community Safety in relation to boundary treatment and the positioning of car spaces etc. However, the layout of the development

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including car parking was approved at the outline stage, and a condition was imposed at the outline stage in respect to boundary treatment for the scheme.

1 letter of objection has been submitted raising concerns regarding flooding and traffic in the area. However, these matters have already been taken into account when considering the principle of the development at the outline stage, which has subsequently been approved. Therefore, the only comments that can be taken into account now under this reserved matters application are those that relate to the appearance of the development.

Conclusion

The proposal is considered to be acceptable and would complement the general streetscene and complies with policy B(BE).13 of the Borough of Redditch Local Plan No.3, policy 40 of the emerging Local Plan No.4, and the National Planning Policy Framework.

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 receipt of suitably amended plans reducing plot 19 from a 2 bedroom to a 1 bedroom unit, and rooflights facing the dual carriageway be omitted:***

And

- b) Conditions and informatives as below:***

Conditions

- 1) The approval must be read in conjunction with outline planning permission 2013/179/OUT and the conditions attached thereto.

Reason:- The outline permission and the approval of reserved matters must be read together in accordance with the requirements of Section 92 (2) of the Town and Country planning Act 1990.

- 2) The development hereby approved shall be implemented in accordance with the plans received 10 Feb 2015 and any additional plans to be defined in relation to plot 19.

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

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

- 3) 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 additional windows/dormer windows/rooflights shall be installed on plot 19, other than those expressly authorised by this permission, shall be constructed without the prior written consent of the Local Planning Authority.

Reason:- In the interests of safeguarding residential amenity and in accordance with Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.

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 negotiation and amendment.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 10 dwellings), and as such the application falls outside the scheme of delegation to Officers.

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**Planning Application 2015/044/FUL and
Listed Building Consent Application 2015/045/LBC**

Conversion of listed Public House into 4 separate dwellings with associated works, car parking and rear driveway, together with 2 new semidetached 2 bedroomed houses and 1 detached 3 bedroomed house within the grounds.

The White Lion, 1202 Evesham Road, Astwood Bank, Redditch, B96 6AA

**Applicant: Vicarage Farm Estates Ltd
Expiry Date: 15th April 2015
Ward: ASTWOOD BANK AND FECKENHAM**

(see additional papers for Site Plan)

The author of this report is Harjap Rajwanshi, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Extension: 3364 Email: harjap.rajwanshi@redditchbc.gov.uk for more information.

Site Description

The application site is a Grade II Listed Public House with a large rear garden and is situated between no's 1204 and 1200 Evesham Road, Redditch. The site lies within the Astwood Bank and Feckenham ward and within the Astwood Bank District Centre, as defined by the Borough of Redditch Local Plan No.3 and the emerging Borough of Redditch Local plan No.4. The site consists of an irregular flat shape, approximately 0.15 hectares in area and is accessed by the existing frontage to Evesham Road and from the rear access from Foregate Street. The southern (side) and western (rear) boundary treatment, to the existing rear garden area, consists of a 3m high fence, and the northern (side) boundary treatment consists of a hedge and tree boundary treatment. The southern and northern (side) boundary treatment to the existing rear garden area fronting Foregate Street consists of a 3m high fence and a mature hedge. The surrounding area is predominantly residential comprising of detached, semi-detached and terraced dwellings to the north, south and west of the site. The street frontage to the east of the site, along Evesham Road, consists of residential dwellings, small commercial enterprises and shops.

Proposal Description

The applicant seeks Listed Building Consent and Full Planning Permission for the refurbishment and conversion of the Grade II Listed Public House into four residential units which would front Evesham Road referred to as Units 1, 2, 3 and 4. The existing rear outbuildings including a detached function room, lobby, servery and store would be demolished.

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Units 1, 2 and 3 would be two bedroom units and Unit 4 would be a three bedroom unit. The proposed changes to the front elevation would include the replacement of all existing softwood windows with new double glazed timber sash windows with slim glazing bars, a new door with top glazed panels for unit 1 and a new double entrance door to unit 4. The proposed ground floor side (south) elevation would have new windows and external doors, the proposed ground floor side (north) elevation would have two new windows. The proposed ground floor (west) rear elevation would have new external doors and revised windows and the proposed first floor (west) rear elevation would have three new windows.

A further three dwellings with detached garages are proposed within the existing rear garden which would have direct access onto Foregate Street.

Plots 5 and 6 would comprise of 2 semi-detached 2 storey, 2 bedroomed dwellings dwellings. The proposed ground floor would comprise of a front kitchen and hallway and a rear lounge. The proposed first floor would comprise of a front and rear bedroom with integral ensuites. Plot 5 would be set back approximately 1.4m from Plot 6 to the front elevation.

Plot 7 would comprise of one three bedroom 2 storey detached dwelling. The proposed ground floor would comprise of a front kitchen, hall and cloak room and a rear dining room and lounge. The proposed first floor would comprise of two bathrooms to the front elevation and 3 bedrooms to the rear elevation.

The proposed materials would comprise of facing brickwork to the ground and first floors under a tiled roof, opaque stained timber boarding, metal roof cladding to the proposed porch and rendered panels to the front elevation and aluminium window frames.

A revised access road off Foregate Street, to the west of the site, would provide four designated off road visitor parking spaces and vehicular access to serve the units. The proposed seven units would have one designated parking space each.

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

BHSG06 Development within or adjacent to the curtilage of an existing dwelling
BBE13 Qualities of Good Design
CS07 The Sustainable Location of Development
CS08 Landscape Character
CT12 Parking Standards
ETCR09 District Centres

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 4: Housing Provision

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Policy 5: Effective and Efficient use of Land
Policy 37: Historic Buildings and Structures

Others:

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

Relevant Planning History

2014/353/FUL	Conversion of listed Public House into 4 separate dwellings with associated works, car parking and rear driveway, together with 4 new semi-detached 2 bedroomed houses within the grounds.	Withdrawn	19.02.2015
2014/355/LBC	Conversion of listed Public House into 4 separate dwellings with associated works, car parking and rear driveway, together with 4 new semi-detached 2 bedroomed houses within the grounds.	Withdrawn	19.02.2015
1999/150/LBC	Listed Building Application - Conversion Of Old Cart Shed To Antique Shop	Approved	20.09.1999
1992/101/LBC	Listed Building Application - Replacement Signs And Lighting To New Brewery Styling	Approved	28.04.1992
1991/548/ADV	Advertisement - Various Illuminated Signs	Approved	19.03.1992
1988/460/LBC	Demolition of Store Behind Garage	Approved	22.08.1988
1986/321/FUL	Change of One Ground Floor Room To Games Room		15.09.1986
1981/044/FUL	Proposed Car Park	Refused	26.03.1981

Consultations**Highway Network Control**

No objection subject to a condition and informative regarding on-site highway works

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Arboricultural Officer

No objection subject to landscaping condition.

Natural England

No Comments Received To Date

Severn Trent Water Ltd

No Comments Received To Date

Contaminated Land- Worcestershire Regulatory Services

No objection subject to condition.

Development Plans

The principle of residential development proposed in this application is compliant with the NPPF. The site is considered appropriate for housing to contribute towards the strategic housing requirement up to 2030 in the Borough of Redditch Local Plan No.4. Residential development is considered an appropriate use of the land in this District Centre location and is sympathetic to the existing functions of the District Centre. Furthermore, the applicant has been sympathetic to the District Centre environment by providing vehicular access/ parking from Foregate Street only, thus avoiding any vehicular conflict with the primary retailing function. The density level is low for a District Centre location, but appropriate given the location of the Listed Building within the site. The Listed Building has been treated sympathetically under appropriate professional guidance.

North Worcestershire Water Management

No objection subject to condition regarding drainage details.

Mr Nick Joyce Architects

No Objection

Worcestershire Archive And Archaeological Service

No objection subject to condition

Public Consultation Response

Responses against

Ten letters raising the following summarised comments:

- o Over intensive development, the number of dwellings should be reduced

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- o Traffic congestion (with new access) on Foregate Street, highways and pedestrian safety concerns
- o Inadequate parking for proposed plots
- o White Lion - loss of community facility and historic landmark
- o Residential amenity - loss of privacy

Assessment of PLANNING APPLICATION ProposalPrinciple of development

Having regard to the presumption in favour of sustainable development as set out in the NPPF, it is considered that the principle of residential development within this District Centre location is acceptable as the application site is situated within a sustainable location which is accessible by a variety of modes of transport and is situated within an established residential urban area of Redditch as defined within the Borough of Redditch Local Plan 3. It is considered the application site's sustainable location can therefore meet the Council's future demands for housing. The proposal is also sympathetic to the District Centre location by providing vehicular access and off road parking off Foregate Street, thus avoiding vehicular conflict with the primary retailing function.

Design, appearance and layout

Achieving good design is of fundamental importance whereby new developments should respect and respond to the local distinctiveness of an area.

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development adjacent to the curtilage of a dwelling house providing it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

The proposed development of three dwellings (plots 5 to 7) is considered to be acceptable in design, appearance, scale, siting and layout.

With regard to the first block of two semi-detached dwellings, Plot 5 would be set back from Plot 6 by 1.4m to provide a visual break between the dwellings and enhance the proposal's appearance.

The submitted street scene plan illustrates the contemporary design and appearance of plots 5 to 7 and would respect both the scale and height of the neighbouring dwellings as the maximum height of the proposed dwellings would be 6.9m. The proposal would not be over-intensive in appearance as the density would be appropriate for the site as the surrounding area contains a mixture of housing styles and densities with irregular shapes rather than homogenous designs, appearances or layouts.

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Whilst being different from that of neighbouring dwellings, plots 5 to 7 would be acceptable by virtue of no defined house type prevailing in the street scene as the surrounding pattern of development varies and comprises of detached, semi-detached, terraced and residential apartment housing.

The proposed dwellings would be set off the neighbouring dwellings boundary by 1m which complies with the spacing standard requirements of The Encouraging Good Design SPG. The proposed development by virtue of its siting and scale would not have an overbearing or visually intimidating impact upon nearby properties.

The proposed garden sizes for plots 1, 5 and 7 would comply with the minimum sizes set out in the Council's SPG. The proposed garden sizes for plots 2 to 4 and plot 6 would be less than the recommended 11m (L) or 70m² garden area set out in the SPG. However, SPG guidance allows smaller gardens where gardens within the surrounding area are not to this standard. Therefore, the proposed garden space areas for these plots would be considered acceptable as the surrounding residential dwellings to the north of the application site are characterised by smaller gardens.

Having regards to Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No.3, the Council's Encouraging Good Design SPG and the NPPF, the proposal is considered to be acceptable by virtue of its design, appearance, density and layout and therefore the proposal would not harm the character and appearance of the street-scene.

Impact upon Grade II Listed Building

It is considered that Plots 5 to 7 by virtue of siting, scale, design and materials would not have a detrimental impact on the setting of the Grade II Listed public house which is a heritage asset. The proposed refurbishment and sympathetic conversion of the Grade II Listed public house to four residential units, including the replacement/new fenestration and new doors are considered to be acceptable as the proposal would respect and enhance the heritage asset.

Impact upon nearby residential amenity

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

The proposed first floor front elevation bedroom window and the proposed first floor side elevation en suite windows of Plot 6 would be conditioned to be obscure glazed. The proposed first floor side elevation bedroom window of Plot 6 would not directly overlook any private residential amenity space of the neighbouring dwellings. The proposed first floor side elevation en suite windows of Plot 5 would be conditioned to be obscure glazed and the side elevations of Plot 7 would consist of blank gable end walls.

Window to window separation distances to the neighbouring dwellings from the proposed ground and first floor of units 5 to 7 to the neighbouring dwellings to the south of the site

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(which front Foregate Street) would be in excess of the 22m (L) required by the Encouraging Good Design SPG.

Although window to window separation distances from the proposed ground and first floor of units 5 to 7 to the proposed ground and first floor windows of the neighbouring units 1 to 4 to the north of the site (which front Evesham Road) would be less than the 22m (L) required by The Encouraging Good Design SPG, the proposed rear boundary treatment would consist of a 1.8m (H) fence and trees would screen any potential overlooking to Plot Nos. 1 to 4.

Therefore, the proposal would not directly overlook any private residential amenity space of neighbouring dwellings and would not have a detrimental impact upon neighbour amenity in terms of loss of light, outlook or privacy by virtue of its siting, orientation, scale and design and would therefore respect the amenity of the adjacent dwellings.

Permitted development rights would be removed for all units to prevent the conversion to habitable rooms and thus use of the roof-space of the dwellings in order to safeguard the privacy all units and neighbouring dwellings and to ensure units one and two accord with parking provisions with the adopted standards (an additional bedroom would result in an increase in the number of parking spaces required). Due to the layout of the proposal, limited garden sizes, the relationships between dwellings and to prevent the site from becoming overdeveloped with built form, it is considered that permitted development rights to extend and to erect outbuildings should also be removed from the whole development

Access and Parking

The parking provision accords with the adopted standards and is therefore considered acceptable. The condition recommended by the highway officer is considered necessary and is included below.

Conclusion

It is considered that the proposal is in compliance with the relevant policy framework therefore the proposal can be considered favourably.

Assessment of LISTED BUILDING Proposal

The main issue to address in this application for Listed Building Consent is the proposal's impact on the special interest of the Listed Building.

The proposal would not unduly harm the character and/or setting of the Listed Building or harm the special interest of the Listed Building in relation to Policy 37: (Historic Buildings and Structures) of the Borough of Redditch Local Plan No.4 and the conservation principles contained within section 12 of the NPPF (2012).

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The proposed refurbishment and sympathetic conversion of the Grade II Listed public house to four residential units, including the replacement/new fenestration and new doors are considered to be acceptable as the proposal would respect and enhance the heritage asset.

The Council's Conservation Officer has been consulted on the application and has raised no objection to the proposal.

Conclusion

It is considered that the proposal is in compliance with the relevant policy framework therefore the proposal can be considered favourably. I therefore recommend that Listed Building Consent be granted.

RECOMMENDATION (2015/044/FUL)

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

Drawing No. 14-1461/006
Title: Existing Plans & Elevations at scale 1:100
Date received: 18.02.2015

Drawing No. 14-1461/007 B
Title: Proposed Plans & Elevations at scale 1:100
Date received: 18.02.2015
Drawing No. 1
Title: Assessment of Existing Tree at scale 1:100
Date received: 05.03.2015

Drawing No. 14-1461/201
Title: Garage Elevations, Plots 5, 6 & 7 at scale 1:50
Date received: 18.02.2015

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Drawing No. 14-1461/110L

Title: Amended Plan: Site, Location & Block Plan at scale 1:200 & 1:500

Date received: 13.03.2015

Drawing No. 14-1461/106H

Title: Amended Plan: Proposed Plans, Elevations & Sections, Plots 5, 6 & 7 at scale 1:100

Date received: 13.03.2015

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

- 3) 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.

- 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 further developments within the meaning of Classes A-E of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended) can be built at the application site without the written approval of the Local Planning Authority.

Reason:- In the interests of neighbours privacy and amenity and to prevent the displacement of parking onto the surrounding road network in accordance with Policies B(BE).13, B(BE).14 and C(T).12 of the Borough of Redditch Local Plan No.3.

- 5) No development shall take place until a Programme of Historic Building recording and Interpretation, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording.
 2. The programme for post investigation assessment.
 3. Provision to be made for analysis of the site investigation and recording.

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4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

- 6) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition No. 5 and the provision be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

- 7) The dwellings hereby permitted shall not be occupied 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 and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users 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.

- 8) The site is within 250m of a former landfill site. A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by gas emissions from the site. Where significant risks are identified or insufficient data hinders an appropriate risk assessment, a targeted site investigation proposal or proposed remedial measures must be carried out. Details in this respect should be submitted to and approved in writing by the Local Planning Authority, prior to commencement of the development. Any remediation measures approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To ensure that the risks to buildings and their occupants from former landfill sites are adequately addressed in accordance with the National Planning Policy Framework.

- 9) 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;

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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

- 10) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage, along with soil porosity tests, 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.

- 11) 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

- 12) 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

- 13) No demolition, site clearance or development shall take place until the trees 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: 5837:2012. Guide

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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 in the interests of visual amenity and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 14) The first floor bedroom window of plot 6 fronting Foregate Street and all first floor elevation ensuite windows of plots 5 and 6 shall be obscure glazed, and shall remain so in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the privacy of neighbouring residents in accordance with policy BBE.13 of the Borough of Redditch Local Plan No 3.

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 negotiation and amendment.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), 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.

- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 761160 or email: worcestershirevehicle.crossing@ringway.co.uk

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.

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RECOMMENDATION (2015/045/LBC)

That having regard to the development plan and to all other material considerations, Listed Building Consent be GRANTED subject to the following conditions:

- 1) The development to which this Listed Building Consent 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 18 of the Listed Buildings and Conservation Areas 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 plans:

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Date received: 18.02.2015

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Date received: 13.03.2015

Drawing No. 14-1461/106H
Title: Amended Plan: Proposed Plans, Elevations & Sections, Plots 5, 6 & 7 at scale 1:100
Date received: 13.03.2015

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

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

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 negotiation and amendment.

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