



Planning Committee

Wed 12 Aug
2015
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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

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REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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Committee

Wednesday, 12 August 2015

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Andrew Fry (Chair) Matthew Dormer
Yvonne Smith (Vice- Wanda King
Chair) David Thain
Joe Baker Nina Wood-Ford
Roger Bennett
Michael Chalk

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Confirmation of Minutes (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 8 th July 2015. (Minutes attached)
4. Update Reports	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
5. Application 2014/321/FUL - Unit 2 Millsborough House, Ipsley Street, Smallwood, Redditch, Worcestershire B98 7AL (Pages 5 - 14) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the conversion of existing Unit 2 into 14 apartments (first and second floors) Applicant: Mr David Gough, James Mace Ltd (Report attached – Site Plan under separate cover) (Central Ward)

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<p>6. Application 2015/042/FUL - Land off Dixon Close, Enfield, Redditch, Worcestershire</p> <p>(Pages 15 - 26)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for 35 no. 2, 3 and 4 bedroom houses, 6 no. 1 bedroom apartments, 2 no. 2 bedroom maisonettes and 1 no. 2 bedroom bungalow to be provided as affordable dwellings.</p> <p>Applicant: Central and Country Developments Ltd in association with Accord Group and Redditch Cooperative Homes</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>7. Application 2015/065/FUL - Harris and Associate Surveyors, British Mills, Prospect Hill, Riverside, Redditch, Worcestershire B97 4BY</p> <p>(Pages 27 - 32)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of existing Victorian two storey office unit to two bedroom mews house.</p> <p>Applicant: Mr J J Harris</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>8. Application 2015/151/FUL - Ipsley Court, Berrington Close, Ipsley, Redditch, Worcestershire B98 0TJ</p> <p>(Pages 33 - 40)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a detached building to contain 5 no. apartments (Plots 41, 42, 43, 44 and 45)</p> <p>Applicant: Mr Barney McElholm</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Matchborough Ward)</p>
<p>9. Application 2015/176/FUL - 25A Dagtail Lane, Astwood Bank, Redditch, Worcestershire B97 5QT</p> <p>(Pages 41 - 44)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed new dwelling.</p> <p>Applicant: Mr Ian Ray</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>

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<p>10. Application 2015/194/COU - Beech House, 6 Church Green East, Town Centre, Redditch, Worcestershire B98 8BP</p> <p>(Pages 45 - 48)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from Office to a Public House (Ground Floor only) (B1 to A4) and installation of a 200 LTR nano brewery to rear of bar area.</p> <p>Applicant: Mr Grant Stain</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>11. Exclusion of the Public</p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</p> <p>These paragraphs are as follows:</p> <p>subject to the “public interest” test, information relating to:</p> <p>Para 1 - <u>any individual;</u> Para 2 - <u>the identity of any individual;</u> Para 3 - <u>financial or business affairs;</u> Para 4 - <u>labour relations matters;</u> Para 5 - <u>legal professional privilege;</u> Para 6 - <u>a notice, order or direction;</u> Para 7 - <u>the prevention, investigation or prosecution of crime;</u></p> <p>may need to be considered as “exempt”.</p>
<p>12. Confidential Matters (if any)</p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



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MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Joe Baker, Roger Bennett, Michael Chalk, Wanda King and Jennifer Wheeler (substituting for Councillor Nina Wood-Ford)

Officers:

Steve Edden, Clare Flanagan, Sarah Hazlewood and Ailith Rutt

Democratic Services Officer:

Jan Smyth

10. APOLOGIES

Apologies were received on behalf of Councillors Matthew Dormer, David Thain and Nina Wood-Ford.

11. DECLARATIONS OF INTEREST

No declarations of interest were made.

12. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 10th June 2015 be confirmed as a correct record and signed by the Chair.

13. UPDATE REPORTS

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

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Chair

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14. **APPLICATION 2015/086/FUL –
CARANTEC, THE MAYFIELDS, SOUTHCREST,
REDDITCH, B98 7DU**

Erection of new dwelling, new access and landscaping

Applicant: Mrs M Daramiah

Mr Brian Walford, the Applicant's Agent, 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 the Conditions and Informative detailed on pages 10 to 12 of the main Agenda report.

15. **APPLICATION 2015/130/FUL –
324 EVESHAM ROAD, CRABBS CROSS,
REDDITCH B97 5JB**

Change of use to provide B1(a) Office accommodation

Applicant: Mr Malcolm Dyson

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

Mr Steve Higgitt – objector
Mr Carl Portman-Dunkley – objector
Mr Ken Andrews – objector
Mr Stewart Vick – on behalf of the Applicant

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to Head of Planning and Regeneration Services to GRANT Planning Permission following the expiration of the neighbour notification period and subject to no new material planning considerations being raised, subject to:

- 1) **Conditions 1 and 3 and Informative as detailed on pages 16 and 17 of the Agenda report;**
- 2) **Condition 2 in the main report being amended to read as follows:**

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“2) the proposal shall be carried out as shown on the plans, schedules and other documents listed below:

**1730.01
1730.03C**

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 No. 3”; and

3) Condition 4 as detailed in the main Agenda report being deleted and replaced with the following new Condition 4:

“4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no changes of use away from the permitted B1(a) use shall take place without the submission and subsequent approval of a separate application for Planning Permission.

Reason: Other uses within that Use Class may not be acceptable to the Local Planning Authority in this location having regard to the character and amenities of the area and sustainability objectives, and would require further consideration by way of a Planning Application.

(The Committee noted an Update report on this item, in regard to an amended plan received removing the A1 use of the proposal which had necessitated a change in the proposal description and an amendment to Condition 2, together with the deletion of Condition 4. An additional Officer recommendation to remove permitted development rights that would be afforded to the B1 use to allow the site to be changed to A1 (shop), A2 (finance and professional services) or A3 (Café and restaurant) for a period of two years without recourse to the Local Planning Authority was also noted, all as detailed on the published Update 2 report, copies of which were provided to Committee Members and the public gallery prior to the commencement of the meeting.

Having considered all of the information provided by Officers and the public speakers, concerns were expressed that the proposed B1 use would also benefit from permitted development rights to

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change the use to B8. Officers clarified that this was the case but that such permitted development rights could also be removed by Condition if Members were minded to approve the application.)

**16. APPLICATION 2015/145/S73 –
LAND AT TEARDROP SITE, BORDESLEY LANE,
RIVERSIDE, REDDITCH B97 6RR**

Variation of Condition 2 of Application Reference Number
2011/296/FUL

to substitute drawings in order to re-site the compound and air
conditioning units relating to the Hotel (deleting reference to
drawings R76:11:P50 revJ and P10 revk and inserting drawings
55:14:P10 and 55:14.P11)

Applicant: Premier Inn Hotels Ltd

RESOLVED that

**having regard to the Development Plan and to all other material
considerations, Planning Permission be GRANTED, subject to
the Conditions and Informatives as detailed on pages 21 to 23
of the Agenda report.**

(The Committee noted a late representation received from the
Community Safety Officer who had no objections to the proposal,
as detailed in Update 2.)

The Meeting commenced at 7.00 pm
and closed at 7.50 pm

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CHAIR

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**12th August 2015

Planning Application 2014/321/FUL**Conversion of existing Unit 2 into 14 apartments (first and second floors)****Unit 2 Millsborough House, Ipsley Street, Smallwood, Redditch****Applicant: Mr David Gough: James Mace Ltd**
Expiry Date: 3rd February 2015
Ward: CENTRAL**(see additional papers for Site Plan)**

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

Site Description

The site comprises a roughly rectangular parcel of land near to the Town Centre located immediately to the south of the ring road. The site slopes away from the northern boundary which faces Ipsley Street. The site contains substantial, generally three storey brick buildings which were formerly in use by Herbert Terry & Sons Ltd when Millsborough House was built in 1912 as a spring production factory. To the west, the site is bounded by Ipsley Street and to the south and east by Summer Street and Millsborough Road respectively. A large central courtyard provides car parking and access to the various buildings. This is accessed via Millsborough Road through a vehicular and pedestrian tunnel.

To the south west of the site lie 6 terraced houses facing towards Lodge Road.

Unit 2, the subject of this planning application is a steel framed, three storey building with substantial brickwork external walls and large buttressing piers. The steel frame supports substantial timber intermediate floors and a lightweight steel truss roof. Unit 2 is situated to the rear of gardens serving the 6 terraced houses (above) and borders the remaining southern boundary to the site (Summer Street) and a part of Millsborough Road. The application site includes a small parcel of land on the opposite site of Summer Street which is tarmacked and capable of accommodating 10 cars.

Background

In the 1970's, Millsborough House was purchased by G&C Properties Ltd, a predecessor of the applicant company following the decision of Herbert Terry & Sons to vacate the premises. The former spring factory was subdivided into multiple units for letting to small businesses. Some of the units have been sold (such as Omega Tiles) but the majority of the site is still managed by the original owner. A variety of businesses operate from the site including tile showroom, gymnasium, hairdressers, tattoo studios, picture framer, café uses amongst others. Since the mid 2000's the first and second floors within many of the

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units have become difficult to let because of access issues for many businesses which manufacture, retail or store goods.

With respect to Unit 2, which is subject to this application, the ground floor is occupied by 'Where Next' Industries. The remaining upper floors which comprise approximately 980 square metres of floor area have been vacant for approximately 6 years. The applicant explains that the upper floors are in a poor state of general repair partly due to existing leaks in the roof and have access only via means of an external staircase (via the internal courtyard), since the existing lift needs replacing.

Proposal Description

This is a full planning application to change the use of the (vacant) first and second floors of Unit 2 in order to create a total of 14 no. two bedroomed flats (7 flats to the first and 7 to the second floor).

A bin and cycle storage facility would be located within part of the existing ground floor of the building which would be accessed via the internal courtyard.

10 car parking spaces would be available for use by future residents on an area of land to the southern side of Summer Street and a further 6 spaces would be dedicated for the proposed residential use on land to the immediate east of number 27 Lodge Road.

The existing inner courtyard parking area (accessed via Millsborough Road) is not allocated to particular businesses and is used on a communal basis at present.

It is not proposed to allocate any car parking spaces for residents within the inner courtyard since this area is well used by existing commercial uses during the day although this would be available to use on an ad-hoc basis if required after the commercial uses have ceased trading for the day.

In support of the application, the applicant has stated that the vacant first and second floors within Unit 2 (and other vacant first and second floor units at Millborough House) continue to attract business rates and as such, the annual rental income will shortly be insufficient to pay essential running costs for the building unless alternative long-term uses can be found. To make the upper floor units lettable, the applicant comments that the building and access would need to be completely refurbished at a significant cost and as such, the proposed refurbishment costs would include a new lift, stair access and a new roof in addition to the replacement of leaking and broken windows, internal renovations, new electricity and water supplies.

Relevant Policies:

Borough of Redditch Local Plan No.3

CS06 Implementation of Development

CS07 The Sustainable Location of Development

BHSG5 Affordable Housing

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BBE11 Buildings of Local Interest
BBE13 Qualities of Good Design
ETCR3 Peripheral Zone

Emerging Draft Local Plan No. 4

Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy 6: Affordable Housing
Policy 30: Town Centre and Retail Hierarchy
Policy 31: Regeneration for the Town Centre
Policy 37: Historic Buildings and Structures
Policy 40: High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPG Encouraging Good Design
SPD Open Space Provision
SPD Affordable Housing Provision
Worcestershire Waste Core Strategy (WWCS)

Millsborough House is designated as a building of historical interest within the Councils 'Schedule of Buildings of Local Interest 2009'.

The site is within the Town Centre Peripheral Zone as designated by the Local Plan No.3. The (draft) Local Plan No.4 proposes to remove the Peripheral Zone designation and as such, the site would fall within the Town Centre boundary.

Consultations**Highway Network Control**

No objection. The County request that a contribution under the 'Infrastructure Delivery Plan' be sought as part of the application.

Town Centre Co-ordinator

No objection

Conservation Advisor

No objection

Housing Strategy

An affordable housing contribution should be sought by means of a commuted sum in accordance with the Councils Affordable Housing Supplementary Planning Guidance.

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Development Plans

The principle of residential development is strongly supported in this sustainable, central location as it has the potential to enhance the vitality of the town centre. The application cannot be fully supported from a planning policy perspective in the absence of any affordable housing provision or a financial contribution for off-site provision.

Education Authority

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

Area Environmental Health Officer

It is recommended that the applicant be directed to the WRS Technical Note which contains guidance regarding demolition and new construction work. Standard contaminated land conditions should be attached to any consent.

Worcestershire Archaeological Service

In accordance with the requirements of Paragraph 141 of the NPPF, photographic records of the existing building should be deposited with the County Councils Historic Environment Record as the archive for historic structures in Worcestershire. Subject to the imposition of an appropriate planning condition to this effect, no objections are raised.

Public Consultation Response

None received at the time of writing

Assessment of Proposal

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

Principle

Millsborough House is located within the Peripheral Zone as identified on the current LP proposals map where development proposals are required to complement the role and function of the Town Centre. The Policy requires that development proposals comprise one or a mix of residential, retail, commercial, light industrial, warehousing, social, community, education, leisure or entertainment uses.

The proposal is in accordance with the requirements of this policy because it is one of the acceptable uses (residential) and would complement the role and function of the town centre. Further, the application site is previously developed (brownfield) land within very close proximity of the current town centre boundary and is therefore considered to be in a highly sustainable location.

Design and layout

The scheme has developed following pre-application advice from your officers and detailed discussions with the Councils Conservation Advisor due to the historic nature of the building. Much of the works proposed are internal although external works are also proposed which include the replacement of the existing roof, new windows together with a new access arrangement by constructing a steel access balcony with staircases facing

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the inner courtyard. The second floor of this access system would be sheltered with a patent glazed canopy.

Your officers are satisfied that the proposed works would closely reflect and respect the industrial nature and character of this former factory building.

Highways, access and parking

County Highways have raised no objections to the proposed access and parking arrangements. The 16 car parking spaces to be provided to the immediate south of Unit 2 would comply with the Councils standards for two bedroomed flats and are therefore considered to be acceptable. No objections have been received from nearby residents in this respect.

It is not considered appropriate in this case to seek the infrastructure contribution following legal advice which has been received.

Affordable Housing Issues

The Councils Affordable Housing SPD comments that sites proposing 15 or more dwellings should provide 40% of the units as affordable housing. This proposal is for 14 units and is therefore under the threshold required to provide affordable housing. However, the applicants Design and Access Statement submitted with this application states at paragraph 1.14 "The applicant regard[s] this application as phase one of future phases to convert more of the building group into residential developments". Furthermore, the 'red line' for this proposal covers a larger area than that which is proposed to be converted through this application. Your officers have considered that, as such, Paragraph 5.5 of the SPD should be applied, which comments that

"When a development site, whether allocated in the Local Plan or not, has a capacity of 15 or more dwellings or a total area of 0.5 hectares or more, is brought forward for planning consent and development on a piecemeal basis, involving parcels of land for development with potential capacities of less than 15 dwellings or less than 0.5 hectares in size, Redditch Borough Council will assess 'affordable housing' targets for each part of the larger site on a pro-rata basis having regard to the overall requirements generated by the whole site".

Your officers have therefore considered that because there is a stated intention to provide further residential development on this site, an element of affordable housing either on site or as a commuted sum should be provided as part of this proposal.

Having regards to the particulars of this application proposing 14 no. two bedroomed flats, the Councils Housing Strategy team have considered that it would not be appropriate to require a proportion of the units to be provided as affordable dwellings on-site and have instead requested that a commuted sum be sought as part of a S106 Planning Obligation.

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Viability Issues

The NPPF places a significant emphasis on the deliverability of housing and comments under Paragraph 173:

“Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.”

The applicant argues that the scheme would not be viable based on the financial contributions requested by the Council in respect to community infrastructure and affordable housing and have submitted a viability report to support their claims. Your officers have asked the District Valuer from the Valuation Office Agency (VOA) to independently examine the applicants viability report who has concluded that the scheme would not be viable based on the payment of all of the contributions requested. However, they state that the scheme would be viable based on a smaller financial contribution.

Planning Obligation required

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation. Following receipt of the District Valuers report, Housing Strategy have confirmed that they will not be seeking the (revised) contribution towards the provision of affordable housing due to its size. Your officers are therefore seeking contributions towards the provision of:

- Playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, in compliance with the SPD; and
- Refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy

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

Conclusion

It is considered that this proposal should be supported since it would revitalise an important historic building in a highly sustainable location. The application is considered to comply with the provisions of the planning policy framework and would not give rise to highway safety or amenity concerns. Subject to the satisfactory completion of the planning obligation, a favourable recommendation can be made.

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RECOMMENDATION:

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

- a) **The satisfactory completion of a S106 planning obligation ensuring that:**
- Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD; and
 - A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

and

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

Conditions

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

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

- 2) Prior to their first installation, 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 added 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

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

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

- 5) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the LPA) shall be carried out until either;
- a site investigation has been designed and undertaken in accordance with details approved in writing by the LPA, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has been approved by the LPA or;
 - If the above has been previously undertaken, the developer has submitted and obtained written approval from the LPA for an addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

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

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

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

- 7) No development shall take place until the applicant has provided a photographic record of the building affected by this development in accordance with the written guidance provided by the Worcestershire Archive & Archaeology Service dated 19th December 2014.

Reason: In the interests of historic building recording 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.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 3) The applicant is directed to the following document for best practice during demolition and construction:

<http://www.worcsregservices.gov.uk/pdf/WRS%20contractor%20guidance%20July%202011%20V.1.2.pdf>

Procedural matters

This application is being reported to the Planning Committee because the recommendation is that permission be granted subject to a planning obligation. In addition, the application is for major development (10 or more new dwellings) and as such the application falls outside the scheme of delegation.

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Planning Application 2015/042/FUL**35no. 2, 3 and 4 bed houses, 6no. 1 bed apartments, 2no. 2 bed maisonettes and 1no. 2 bed bungalow to be provided as affordable dwellings****Land off Dixon Close, Enfield, Redditch, Worcestershire.****Applicant: Central and Country Developments Ltd in association with Accord Group and Redditch Cooperative Homes****Expiry Date: 5th June 2015
Ward: ABBEY****(see additional papers for Site Plan)**

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

Site Description

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

Proposal Description

Full planning permission is sought to erect 44 residential units which would be provided as follows:

- o 6 x 1 bed flats
- o 2 x 2 bed maisonette
- o 1 x 2 bed bungalow
- o 9 x 2 bed houses
- o 24 x 3 bed houses
- o 2 x 4 bed houses

Access to the site would be via Dixon Close, to the north-west of the site where the existing close currently terminates.

All of the properties would be provided as affordable dwellings.

Background

Full planning permission was granted under 2013/289/FUL for the erection of 39 dwellings. The approved scheme allowed for a mix of two, two and a half and three storey

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semi-detached and terraced houses, with the exception of 2 detached bungalows. Of the 39 units approved, a 30% share of these were affordable, which equated to 12 units. This consent is extant but has not been implemented.

The current application (2015/042/FUL) seeks the erection of a further 5 dwellings over and above the previously approved scheme (2013/289/FUL) and was reported to the Planning Committee of 10th June 2015, where the Planning Committee determined to grant planning permission subject to the satisfactory completion of a Section 106 Planning Obligation and conditions set out in the agenda papers for that committee. At that time, officers explained that the site would be developed at a split of 70% (open market housing), with 30% of the units (13 in total) as affordable dwellings in accordance with the Council's minimum requirements for the provision of affordable housing for developments of this size.

The only change proposed under the current (amendment) to application 2015/042/FUL concerns the fact that all of the properties would be provided as affordable dwellings rather than with the 30% and 70% split as proposed under the original application proposals. All other matters (means of access, appearance, landscaping, layout and scale) remain identical and therefore do not need to be re-visited.

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

EEMP03 Primarily Employment Areas
 CS06 Implementation of Development
 CS07 The Sustainable Location of Development
 CS08 Landscape Character
 BHSG05 Affordable Housing
 BHSG06 Development within or adjacent to the curtilage of an existing dwelling
 BBE13 Qualities of Good Design
 BBE19 Green Architecture
 BNE01 Overarching Policy of Intent
 BNE01A Trees, Woodland and Hedgerows
 S01 Designing out Crime
 CT12 Parking Standards

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 24: Development within Primarily Employment Areas
 Policy: 39 Built Environment

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Policy: 40 High Quality Design and Safer Communities

Others:

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

Relevant Planning History

2013/289/FUL	Erection of 39 dwellings comprising 37 houses - mix of 2, 3 & 4 bedroom; and 2 no 2 bed bungalows	Approved subject to Section 106 Agreement	23.05.2014
2015/042/FUL	35no. 2, 3 and 4 bed houses, 6no. 1 bed apartments, 2no. 2 bed maisonettes and 1no. 2 bed bungalow (ORIGINAL SUBMISSION)	Approved subject to Section 106 Agreement	10.06.2015

Consultations**North Worcestershire Water Management**

No objection subject to the inclusion of a pre-commencement condition requiring drainage scheme details to be submitted.

Housing Strategy

The Housing Strategy Team has been working with the Developer, Redditch Cooperative Homes and Accord to bring this site forward as affordable housing. This site will bring forward a varied mix of affordable housing and assist in meeting the housing needs of the Borough.

Highway Network Control

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

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

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Development Plans

No objection. The net increase in plot numbers does not have a significant impact on the density of the development and is in keeping with adjacent density levels.

Education Authority

Based on the fact that all of the housing would be provided as affordable dwellings, the County Council would not seek financial contributions under any S106 agreement.

Contaminated Land- Worcestershire Regulatory Services

No objection subject to a suitably worded condition for the protection of contamination

Network Rail

No objection in principle but due to the proposal being next to Network Rail land and infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we would request that conditions be applied in the case of the proposals being granted consent. Such conditions should include a risk assessment and a method statement for the works to be carried out on site details of a suitable trespass proof steel fence of at least 1.8m in height to be installed adjacent to Network Rail's boundary and drainage details to be submitted to the Network Rail Drainage Engineer for comment.

Tree Officer

No objection subject to conditions for soft landscape works including new planting and existing trees/shrubs to be retained and protected during construction works.

Public Consultation Response

22 objections and one letter received in support at the time this application was determined at the Planning Committee of 10th June 2015, at which point authority was delegated to the Head of Planning and Regeneration to grant permission subject to the satisfactory completion of a S106 agreement.

Following amendment of the application such that the proposals are now to provide all 44 units as affordable dwellings, interested parties have been re-notified in writing. Following this exercise, which took place on 22nd June 2015, 5 objections have been received. Comments are summarised as follows:

- * Dixon Close is already congested with insufficient car parking to serve the development. The proposal will make things worse.
- * Pedestrian safety issues raised

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

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Assessment of ProposalPrinciple

The principle of the development was established under the previously approved residential schemes as set out in the planning history above and is therefore acceptable.

Density, design and mix of development

The density of the development remains unchanged from that which the Planning Committee considered in June 2015. This equates to 55dph, based on a net developable area of 0.8ha and falls within the desired density range for an edge of centre site, and would respect the density of existing development at Dixon Close. The design and appearance of the development is similarly unchanged from that approved in June 2015 and requires no further consideration. Private amenity space for future occupiers of the development would be in compliance with the Councils adopted SPG 'Encouraging Good Design' and as such, officers are satisfied that the scheme could not be regarded as an over-development of the site.

Impact on nearby residents including highway safety considerations

Representations received from the public concern impact upon amenity due to increased vehicle movement to and from the site and associated highway safety implications.

Parking to be provided as part of the scheme complies with the Borough Councils standards and the highway authority have raised no objection to the application, accepting as they did, that the proposals would not adversely impact on highway safety or the road network, subject to the imposition of planning conditions and informatives. Previously approved application 2013/289/FUL was found to be acceptable in terms of its impact on adjoining occupiers as was application 2015/042/FUL (original submission) when determined in June of this year.

Whilst the conditions as requested by County Highways are necessary and reasonable having regard to government guidance which exists with respect to planning conditions (Para 206 of the NPPF), it is not considered appropriate in this case to seek the infrastructure contribution following legal advice which has been received.

To re-iterate previous comments, an emergency vehicular access has been proposed off the Enfield Industrial Estate. Members accepted at the June 2015 Planning Committee, as they did when considering the earlier application that a condition should be included to ensure that the emergency access point is kept available for use by emergency vehicles in perpetuity in order to provide safe and convenient access to the site.

Affordable Housing

Housing Strategy have confirmed that they consider that the proposals offer a good and varied mix of property types with the affordable housing significantly assisting in meeting the housing needs of the Borough.

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Planning obligations

Because the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation, a S106 agreement has been drafted. The obligation in this case would cover:

- A contribution towards play areas at Forge Mill and sports provision at Abbey Stadium, due to increased demand/requirements from future residents, is required in compliance with the SPD
- A contribution for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy
- The provision of all 44 units as affordable housing in perpetuity

The application as originally submitted included a contribution towards County education facilities since 31 of the units were previously to be provided as open-market units. Now that the scheme is proposing 100% affordable housing, the County are no longer seeking this contribution and therefore no longer need to be party to the S106 agreement.

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

Conclusion

Officers consider that this detailed application proposing that all 44 units be provided as affordable dwellings is wholly acceptable having regards to the development plan and to all other material considerations. No additional issues have been identified following the consideration of the original submission proposing a 70% open-market, 30% affordable housing split which would make this amended scheme unacceptable in planning terms. The proposal would continue to meet the demonstrated affordable housing need in the Borough, and can be recommended for approval.

RECOMMENDATION:

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

- a) **The satisfactory completion of a S106 planning obligation ensuring that:**
- * Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD;
 - * Contributions are paid to the Borough Council towards the provision of wheelie bins for new development;
 - * All 44 units on the site are restricted to affordable housing in perpetuity

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and

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

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

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

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

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

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

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

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

0800 to 1800 hours Monday to Friday

0900 to 1200 hours Saturdays

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

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

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

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

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

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

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

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

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

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

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

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

- 10) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the LPA) shall be carried out until either;
 - a site investigation has been designed and undertaken in accordance with details approved in writing by the LPA, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has been approved by the LPA or;
 - If the above has been previously undertaken, the developer has submitted and obtained written approval from the LPA for an addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

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

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

Planning, Design and Access Statement 17.02.15
 ADC Acoustic Report dated 24.10.13
 Arboricultural Impact Assessment Nov 2013
 Drawing 1610/42C (Site Plan)
 Drawing 1610/14
 Drawing 1610/03, 1610/04, 1610/05, 1610/07, 1610/08A, 1610/29B
 Drawing 1610/40, 1610/41,
 Drawing 1610/10
 Drawing K505-102 Rev A

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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

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

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

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

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

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

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

- 15) During the course of all on-site redevelopment works and final fitting out, all construction traffic, contractors and deliveries access and egress from the site shall be via the Enfield Industrial Estate. No development traffic shall access the site via Dixon Close unless first agreed in writing by the Local Planning Authority.

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

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- 16) The emergency access shown on Drawing Number K505-102 Rev A shall be implemented prior to the completion of development works on the site. This access point shall be kept available for use by emergency vehicles in perpetuity.

Reason: In the interests of residential amenity and in order to provide safe and convenient emergency access to the site in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 17) The approved emergency access shall be kept available as a secondary access / egress for construction traffic, contractors and deliveries during the construction period. Upon completion of development works this access shall be used for emergency vehicles only.

Reason: To allow a secondary access would allow all construction vehicles to access the site at all times via the Enfield Industrial Estate without having to access via Windsor Road, thereby safeguarding residential amenity in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Informatives

- 1) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to 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.

- 2) If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 3) It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be

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

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

- 4) The applicant's attention is drawn to the requirement to provide a Risk Assessment and Method Statement for development works which are to be carried out within 10 metres of operational railway land. This should be agreed prior to the commencement of any development on the site. The method Statement should be sent to: Outside Parties Engineer, Network Rail, Desk 122, Floor 1, Square One, 4 Travis Street, Manchester, M1 2NY.
- 5) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 6) 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 discussion.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development, requires a S106 Agreement and more than two objections have been received.

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Planning Application 2015/065/FUL**Change of use of existing Victorian two storey office unit to two bedroom mews house.****Harris & Associate Surveyors Limited, British Mills, Prospect Hill, Riverside, Redditch, Worcestershire, B97 4BY**

Applicant: Mr J Harris
Expiry Date: 6th July 2015 extended 13 August 2015
Ward: ABBEY

(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

Site comprises of an existing 2 storey building that has been used as office accommodation. The application site is within an area designated for Primarily Employment Uses in the Borough of Redditch Local Plan No. 3 and the emerging Local Plan No. 4.

To the front and side of the site are the mill buildings 'British Mills' that are grade II listed. The buildings concerned are a mix of uses such as Class B1, B8 use as well as residential. To the rear of the site is Osprey House which is currently occupied by NEW College and used for educational purposes.

Proposal Description

It is proposed to change the use of the building to a 2 bedroom dwelling. The only external alterations would be changing the front door from a glazed door to a solid one. Other works for the change of use would be internal and include stud walls to subdivide the first floor into two bedrooms.

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

EEMP03 Primarily Employment Areas
 EEMP3A Development Affecting Primarily Employment Areas
 BBE13 Qualities of Good Design
 CS07 The Sustainable Location of Development

Emerging Borough of Redditch Local Plan No. 4

Policy 24: Development within Primarily Employment Areas
 Policy 36: Historic Environment
 Policy: 39 Built Environment

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Policy: 40 High Quality Design and Safer Communities

Others:

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

Relevant Planning History

2005/524/FUL	Conversion Of Former Needle Mill To 2 No. 2 Bed Apartments	Approved	21.03.2006
2005/558/LBC	Conversion Of Former Needle Mill To 2 No. 2 Bed Apartments	Approved	21.03.2006
2005/018/LBC	Listed Building Application - Amended Application To Form Eighteen Apartments	Approved	15.07.2005
2005/019/FUL	Amended Application To Form Eighteen Apartments	Approved	15.07.2005

Consultations**Highway Network Control**

No objections.

Conservation Advisor

See no issues with the proposal in terms of its impact on the existing building and am happy to support it.

Public Consultation Response

No comments submitted.

Assessment of Proposal

The proposal is for the conversion of a two storey office building into a 2 bedroom dwelling. The property forms part of the British Mills complex but is detached from the main building and as such is located within the setting of the listed building but is not listed in itself.

The site is within an area designated for employment use within the existing and emerging Redditch Local Plan. However, it is important to be aware of the following historic decisions that have been approved close to the site:-

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British Mills (site to the side of the application site)

A residential scheme for 14 apartments was considered at Planning Committee in August 2004. At the time the site was within the Town Centre Peripheral Zone in Local Plan No. 2 but was designated as Primarily Employment land in the draft Local Plan No. 3. At the time of considering the application the draft Local Plan No.3 was at very early stages, and as such carried very little weight as a material consideration. The application was considered favourably by members subject to a S106 Agreement. Although the application had been considered favourably, no progress was made on the S106 and was later disposed of with no decision issued. In 2005 a subsequent application was submitted for the same sort of development but the number of units increased from 14 to 18 (refs 2015/018 and 2015/019). Given that the principle of the development had been considered favourably in August 2004, the development was approved.

Studio 1 & 2 British Mills (site in front of the application site)

This development was a conversion to 2 No. two bedroom apartments (refs 2005/524 and 2005/558). Again the site concerned was part of the Town Centre Peripheral Zone meaning that a mix of uses could be considered including residential / commercial etc. However, the draft Local Plan No. 3 had progressed and therefore, was a material consideration for the 2 apartments. The applicant was requested to supply information to address requirements set out in policy E(EMP).3 in order to justify a residential use in a Primarily Employment location. Information supplied indicated that the site had been marketed with very little interest due to it being too small, on too many levels, with no high street presence etc.

Officers considered the information submitted and also that the building concerned was listed which ultimately restricts Class B uses due to the layout / design of the building. At the time the surrounding uses were generally B1 and B8 use. The application was considered favourably by members as it was felt that the proposed use would not compromise the adjoining uses.

Bordesley Chambers, 1 Albert Street

Permission was sought to change the use of the first and second floor offices to a self-contained flat (refs: 2012/060 and 2012/067). Again, the site concerned is within the same designation in the adopted Local Plan No.3. As with above, policy E(EMP).3 of the Local Plan would apply.

Details submitted with the application clarified that the property had been converted from a dwelling to offices in the mid-20th century, but the second floor had been vacant for the last 30 years.

The applicant was requested to supply information to address the requirements of policy E(EMP).3. Information submitted confirmed that the first and second floors had been marketed for 3 years without success. It was considered that a good effort had been made to market the premises. It was also important to bear in mind that given the site was previously a dwelling; the layout of the premises may not be as practical for office

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purposes in comparison to an open plan purpose built office building. It was considered that the agent had adequately addressed this aspect of policy E(EMP).3. In addition, the buildings in the immediate vicinity were generally office uses with residential nearby. Therefore, the use would be compatible with the existing surrounding employment uses. The application was approved July 2012.

The current application site

The site is within an area designated for Primarily Employment Use in Local Plan No.3 and the emerging Local Plan No.4. Policy E(EMP).3 would apply and states that non-employment development within Primarily Employment Areas will only be considered where it can be demonstrated that the loss of the site will not have an unacceptable loss on the supply of employment land within the Borough and that the use would be compatible with the use of adjacent land. Information submitted by the applicant clarifies that there is a mix of uses in close proximity to the site and that at the present time, the possibility of letting / selling the premises for another employment use is unlikely due to the size of the unit and its cramped configuration over two floors. Details confirming the length of time marketing the premises for employment use have not been supplied so far.

Policy E(EMP).3a would also apply which requires development to be compatible with the use of Primarily Employment Areas. The current surrounding uses in the immediate vicinity of the application site are generally office uses / residential / education. Therefore, a change of use to residential in this particular building, in this particular location would not conflict with the existing surrounding employment uses, and as such would comply with this policy.

The NPPF states that the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose should be avoided and that applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

It is also important to note that under the General Permitted Development Order, it is now permitted development to convert Class B.1 (a) offices to Class C3 dwellinghouse, subject to restrictions which includes *buildings that are listed or within the curtilage of a listed building*. Officers would advise that this proposal would actually be permitted development and only requires planning permission due to it being within the curtilage of a listed building.

To conclude it is unlikely that the change of use would undermine the principles set out in policy E(EMP).3 of Local Plan No. 3 and policy 24 of the emerging Local Plan No.4 taking into account historic decisions approved in the vicinity and that the development is unlikely to conflict with the remaining employment uses in the area. It would seem that due to the size of the unit, market interest to use the building for employment purposes is limited. Therefore, in order to retain a heritage asset in the area, and in line with the

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NPPF, the unit should not be protected but instead an alternative use be considered. On balance the proposal is considered to be acceptable on this occasion.

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

Existing plans and elevations	Dwg. No. 278-01-15-01	dated 28.11.14
Proposed plans and elevations	Dwg. No. 278-01-15-02	dated 28.11.14

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

Informatives

- 1) The local planning authority has 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 being reported to the Planning Committee because the approval of the application would not fully comply with policies of the statutory development plan, and it was considered appropriate by the Head of Planning and Regeneration that members consider the application.

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Planning Application 2015/151/FUL**Proposed detached building to contain 5no. apartments (Plots 41, 42, 43, 44 and 45)****Ipsley Court, Berrington Close, Ipsley, Redditch, B98 0TJ,****Applicant: Mr Barney Mc Elholm
Expiry Date: 23rd July 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.

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 the ground, first and second floors with a single flat at third floor (roof space) level. 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 five, 2 bed flats. The development would consist of a single block with two flats on the ground floor, two on the first floor with a single flat above (within the roof space). 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 with the exception of a small area of timber weatherboarding to walls as an external cladding treatment.

The apartment block would measure 17 metres in width and would have a depth of 10 metres. The building would measure 11 metres to its highest point (the ridge).

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The building would be situated to the north of the 'T' shaped building with its front elevation facing in an easterly direction. The buildings north facing (end elevation) would be set back 8.5 metres from Shottery Close. Eight car parking spaces would be provided for the development (including one for each of the 5 flats together with three visitor spaces). Seven of these would be situated adjacent to the buildings' west facing elevation with one immediately beyond the buildings' north elevation.

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

Relevant Planning History

2014/368/FUL	Creation of additional apartment (2 bed) in roof (Plot 40)	Approved	13.03.2015
2014/369/FUL	Proposed two storey building to contain 4no. apartments (Plots 41, 42, 43, 44)	Refused	21.04.2015

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Consultations**Highway Network Control**

No objection

Conservation Advisor

No objection

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.

Public Consultation Response**Responses**

9 letters received of which 2 are neutral. 7 objections received from 5 separate households. All comments received summarised as follows:

- Rotating the building by 90 degrees removes the loss of privacy issue for the occupiers of 7, 9 and 11 Alveston Close which was a principle concern with the previous application. The first floor window serving the north elevation (en-suite bathroom) would be obscurely glazed, helping with this issue
- Greater number of car parking spaces serving development (8 for 5 flats rather than 5 for 4 flats as before) represents an improvement
- The development would be out of character with appearance of surrounding area
- Lack of amenity space for occupiers of the new development
- 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

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 was converted to residential use over three floors under current permitted development rules: (ref 2014/106) – granted 5th August 2014. Under this application, 38 apartments were accommodated within the main building (now known as Ipsley Manor) and a further apartment (flat 39) was 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

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apartment within the roof space of Ipsley Manor (flat 40) was granted permission following its presentation at the Planning Committee of 11th March 2015. Planning application ref 2014/369/FUL which proposed to erect a detached apartment block containing 4 apartments was refused planning permission on 21st April 2015.

The current application has been submitted in order to address residents and members concerns with respect to application 2014/369/FUL and would create a further five flats which would be known as flats 41, 42, 43, 44 and 45.

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 Councils 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 Planning Committee, in considering application 2014/369/FUL determined that the apartment block proposed under that application was incongruous, out of character with the existing streetscene and generally harmful to the amenities of the area. Members also raised concerns that additional parking requirements, together with the loss of existing parking provision resulting from the proposal would result in highway safety issues. The decision to refuse planning permission was taken against the advice of your officers who

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recommended that permission should be granted subject to the imposition of appropriate planning conditions. The County Highways Officer similarly raised no objection to the application.

The plans submitted under the current application amend those considered under the earlier application by rotating the apartment block in a clockwise direction through 90 degrees such that the building would now face to the east rather than to the north. The apartment block is slightly wider (17 metres rather than 15 metres), but narrower (10 metres rather than 11 metres). The height of the building is identical to that considered under application 2014/369, being 11 metres to its highest point. The part of the building nearest to Shottery Close (to the north) would now be set back 8.5 metres from that highway, rather than the 13 metre distance shown under the earlier application. Although the building would be situated nearer to Shottery Close, only a single car parking space would be accommodated within the space (five were previously shown). The additional landscaping provided between the northern elevation and Shottery Close is considered to improve the scheme aesthetically.

Plans submitted with the application 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. Your officers and the Councils Conservation Advisor do not consider that the proposals would harm the setting of the listed building Ipsley Court.

Residential amenity considerations

A single window at first floor level (obscurely glazed and serving an en-suite bathroom) faces due north, where previously, four first floor windows were proposed. Representations received from occupiers in Alveston Close, as summarised earlier in this report, who objected to the earlier application consider that the current application represents a significant improvement over the earlier proposal.

A distance of approximately 17 metres would exist between the north facing elevation to the proposed apartment block and the rear garden fence serving number 7 Alveston Close (directly to the north). This separation distance is such that the proposed development would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy.

In terms of outside amenity space for occupiers of the proposed new development, a green landscaping buffer is proposed to the north-west corner of the building linking existing car parking space 68 with space 102 replacing an unused area of hardstanding. Officers would agree with some of the representations received in that this proposed additional green space would result in a visual enhancement and is a further improvement compared with that of refused application 2014/369/FUL.

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Although limited outside amenity space is provided for the 40 apartments contained within the 'T' shaped Ipsley Manor building and future occupiers of the proposed new apartment block, a large area of green open space exists to the 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. Taking into consideration the additional green space to be created to the north-west corner of the building under this application, your officers are satisfied that the proposed development would comply with amenity 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.

Eight car parking spaces would be provided for the proposed development with access via Shottery Close. One space would be provided for each of the five flats with three visitor spaces.

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.

Conclusion

It is considered that the proposals 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.

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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 their first installation, 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 satisfactory means of drainage and in accordance with National Planning Policy Framework.

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

0800 to 1800 hours Monday to Friday

0900 to 1200 hours Saturdays

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

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

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Informatives

- 1) The local planning authority has 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 being reported to the Planning Committee because two (or more) objections have been received.

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Planning Application 2015/176/FUL**Proposed New Dwelling****25A Dagtail Lane, Astwood Bank, Redditch, Worcestershire, B97 5QT****Applicant: Mr Ian Ray**
Expiry Date: 13th August 2015
Ward: ASTWOOD BANK AND FECKENHAM**(see additional papers for Site Plan)**

The author of this report is Emma Newfield, Planning Officer (DM), who can be contacted on Tel: 01527 587031 Email: emma.newfield@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is situated on the southern side of Dagtail Lane, which is just outside the urban boundary of Redditch and is designated as Green Belt. The site, roughly rectangular in shape, is currently occupied by a small derelict workshop and yard and is surrounded by open fields on three sides.

Proposal Description

The proposal seeks full planning permission for a single storey, two bedroom detached dwelling. The dwelling is proposed to be located in the centre of the plot, 10 metres back from Dagtail Lane. The dwelling would have a maximum width of 9.9 metres and a maximum depth of 11.95 metres. The virtually flat sedum roof would measure 3.2 metres at its highest point, however with the sedum; it appears on the plan to be closer to 3.5 metres. Vehicular access to the new dwelling would be via an existing access from Dagtail Lane. Parking for two cars would be provided to the front of the proposed dwelling.

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

B(RA).1 Detailed Extent of Control in the Green Belt
CS.5 Achieving Balanced Communities
CS.7 The Sustainable Location of Development
B(BE).13 Qualities of Good Design
CT.12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 1 Presumption in Favour of Sustainable Development
Policy 2 Settlement Hierarchy
Policy 8 Green Belt

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Policy 39 Built Environment
Policy 40 High Quality Design and Safer Communities

Others

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

Relevant Planning History

2006/324/ACL	Certificate Of Lawfulness Relating To The Existing Use For Class B2 - General Industrial Purposes	Refused	18.08.2006
1978/398/OUT	Two Dwellings	Refused	23.10.1978
1998/128/FUL	Demolish Existing Light Industrial Building. Erect New Light Industrial Unit And Landscaping	Approved	08.09.1998

In August 2006 the Council refused application 2006/324/ACL for a Certificate of Lawfulness. A subsequent appeal was dismissed in August 2007. The Inspector, in his decision, noted that the site has had no authorised use since its sale in 1999. In this instance, the land use defaults to agriculture.

Consultations**Highway Network Control**

The proposed development is acceptable in highway terms and therefore no objections are raised subject to the inclusion of conditions covering: vehicle access construction; access, turning and parking; private apparatus within the highway; and alteration of highway to provide new or amended vehicle crossover.

Development Plans

Development Plans cannot support this application. This proposal for a new dwelling in the Green Belt has a significantly greater impact on the openness of the Green Belt than the existing buildings currently on site. It is contrary to local and national planning policy and is considered to be inappropriate development for this Green Belt setting.

Public Consultation Response

19 letters received in support of this application. Comments summarised as:

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- Residential is a more compatible use for the area
- The plot has stood empty and derelict for many years
- Site is currently a blot on the landscape
- Proposal is discreet and unassuming and will enhance this unsightly plot of land

Assessment of Proposal

Principle

Policy B(RA).1 of Adopted Borough of Redditch Local Plan No.3 is in general accordance with paragraphs 87-89 of the NPPF in stating that inappropriate development in the Green Belt will not be allowed unless “very special circumstances” exist to outweigh the harm caused. Subject to a number of exceptions, the constructions of new buildings should be considered inappropriate in the Green Belt.

These exceptions are listed in paragraph 89 of the NPPF and include the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings). To fall within the exception of paragraph 89, the development must not have a greater impact on the openness of the Green Belt and the purpose of including land within it.

The existing buildings have a footprint of 56.3 square metres and a volume of 161 cubic metres. The proposed dwelling has a footprint of 102.7 square metres and a volume of 308 cubic metres. This would result in an increase in floor area of 82% and an increase in volume of 91%.

The proposed dwelling would have a significantly larger footprint and volume than the existing buildings and would therefore have a much greater impact on the openness of the Green Belt. No very special circumstances exist or have been put forward by the applicant to demonstrate that harm to the Green Belt is outweighed by other considerations. The proposal is therefore contrary to local and national policy on Green Belt and is considered to be inappropriate development in the Green Belt.

Design, appearance and general layout

The proposal is assessed against Policy B(BE).13 of the Adopted Local Plan, Policies 39 and 40 of the Emerging Local Plan, and the advice contained within Encouraging Good Design.

In terms of design, dwellings in the vicinity of the site include bungalows, dormer bungalows and two-storey houses. External walls are predominantly red/brown brickwork, although some are rendered. The proposed dwelling is of timber frame construction with horizontal timber cladding and a virtually flat sedum roof. The dwelling has not been designed to reflect the local surroundings and local distinctiveness of the area and streetscene and is therefore not in accordance with the above policies and guidance.

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In terms of amenity space, the garden area which would serve the new dwelling would comply with the Councils minimum spacing standards as set out in the Councils SPG 'Encouraging Good Design'.

Access and parking

County Highways have raised no objection to the proposed access (subject to conditions) which would serve the property. Two car parking spaces are proposed within the curtilage of the property in accordance with adopted standards.

Sustainability

The site lies just outside of the main urban area of Redditch and is located to the north of Astwood Bank village envelope. It is a considerable distance to walk to local shops and other amenities, and it is therefore not considered to be in a sustainable location.

Conclusion

While some elements of the proposal are considered to be compliant with policy, the proposal constitutes an inappropriate form of development in the Green Belt. The applicant has not put forward a case for very special circumstances that would justify the harm that would be caused to the Green Belt.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason:

1. The site is identified within the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal does not meet any of the policy criteria in Paragraph 89 of the National Planning Policy Framework and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt. The development would reduce the openness of the Green Belt and no very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such the proposal is considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No.3 and the provisions of the National Planning Policy Framework.

Procedural matters

This application is being reported to the Planning Committee at the request of Councillor Potter.

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Planning Application 2015/194/COU**Change of use from office to a public house (ground floor only) (B1-A4) and installation of a 200LTR nano brewery to rear of bar area****Beech House, 6 Church Green East, Town Centre, Redditch, Worcestershire, B98 8BP,****Applicant: Mr Grant Stain
Expiry Date: 6th August 2015
Ward: ABBEY****(see additional papers for Site Plan)**

The author of this report is Mr John Staniland, Planning Officer (DM), who can be contacted on Tel: 07788 437346 Email: john.staniland@bromsgroveandredditch.gov.uk for more information.

Site Description

Beech House is located towards the northern end of Church Green East and faces the water fountain. It is positioned between an existing cafe use and vacant offices and part of the first floor of the building is used for offices.

Proposal Description

This application seeks the change of use of the ground floor of Beech House to a public House (to be known as Black Tap), together with the provision of a small 200LTR nano brewery to the rear of the bar area.

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

CS05 Achieving Balanced Communities
CS07 The Sustainable Location of Development
BBE11 Buildings of Local Interest
BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre
ETCR12 Class A3, A4 and A5
CT12 Parking Standards

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

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Town Centre Strategy (TCS)
Schedule of Buildings of Local Interest

Relevant Planning History

None

Consultations**Town Centre Co-ordinator**

No objection to the proposal from a town centre strategy perspective and the Redditch Town Centre Partnership are supportive of the proposal.

Conservation Adviser

No objections

Worcestershire Regulatory Services

No adverse comments to make in relation to contaminated land

Public Consultation Response

None received

Assessment of Proposal

Beech House is identified as a building of local interest and is located within the Church Green Conservation Area.

Policy E(TCR).1 of LP3 seeks to maintain and enhance the vitality and viability of Redditch Town Centre by promoting the appropriate re-use of land and existing floorspace and encouraging the diversification of the Town Centre to provide vibrant mixed use areas. It also seeks to promote a high quality evening economy comprising a mix of leisure and entertainment uses. Policy E(TCR).12 allows for the provision of public houses in the Town Centre subject to certain criteria being satisfied and acknowledges that whilst such uses can make a major contribution to the vitality of the Town Centre they can have an adverse impact on the character of an area and residential amenity.

The NPPF points out that, planning policies should be positive, promote competitive town centre environments and support their viability and vitality. It is considered that the LP3 policies identified above support these aims.

Having regard to the relevant policies, the proposal is considered to be acceptable in principle. The immediate area is essentially commercial in nature and the proposal should not have any adverse impact upon its surroundings. In effect only 3 rooms are to be utilised; 1 for the bar and nano brewery and 2 for customers. The nano brewery will be clearly visible to customers. Used grains from the brewing process are stored in a

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sealed container and taken to a local farm on a weekly basis. Any excess steam is vented through a rear ground floor window. Part of the cellar will be used for storage and outside there is a clearly defined forecourt onto Church Green East which could be used for an outside seating area. Due to its limited quantity, the beer brewed on site needs to be supplemented by brought in beer. Hours of opening have been identified as Monday to Friday (12-15.30 and 16.30-23.00); Saturday, Sunday/Bank Holidays(11-23.00). There is parking to the rear of the building but this is essentially used in connection with the upstairs office use. However, the site lies within a sustainable town centre location and dedicated parking for the proposed use is not considered necessary.

In connection with buildings of local interest, Policy B(BE).11 of Local Plan No.3 points out that applications for works on such buildings will be subject to particular scrutiny in respect of the potential impact on the historic and architectural or other relevant interest of the building. The NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

The proposal involves limited alterations to the buildings. Existing toilets would be upgraded and the public areas would be redecorated and new furniture installed. There are no changes to the exterior of the building and no advertising is proposed as part of this application. It is recommended that an informative be placed on any grant of permission pointing out that separate advertisement consent may be required for any signage.

It is considered that the proposal would make a positive contribution to the viability and vitality of the town centre and provide a viable use for a locally listed building. It would preserve or enhance the character and appearance of the Conservation Area. The application is therefore considered to be acceptable and would accord with the above policies of LP3 as well as the general thrust of relevant guidance in the NPPF.

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.

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- 2) The planning permission hereby granted shall only relate to the change of use of the ground floor of the premises as shown on the approved plans. No internal or external alterations shall be carried out without the prior written approval of the local planning authority.

Reason: To safeguard the character of this building which is listed as a building of local interest

- 3) The public house hereby permitted shall not be open to the public outside the hours stipulated below unless the local planning authority gives its prior written approval to any variation; Monday to Friday (12-23.00); Saturday, Sunday/Bank Holidays(11-23.00).

Reason: To safeguard the amenities of the immediate area from any undue noise and disturbance.

Informatives

- 1) A separate application for Advertisement Consent may be required under the Control of Advertisements Regulations 2007 for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.
- 2) 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 the proposal is for a change of use to a use falling within Class A4. As such the application falls outside the scheme of delegation to Officers.