



Planning Committee

Wed 9 Sep
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.



PLANNING

Committee

9th September 2015

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Andrew Fry (Chair)	Matthew Dormer
	Yvonne Smith (Vice-Chair)	Wanda King
	Joe Baker	David Thain
	Roger Bennett	Nina Wood-Ford
	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 - 6)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on (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 2015/043/FUL - Area Night Club, Church Road, Town Centre, Redditch, Worcestershire (Pages 7 - 14) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the demolition of the existing former nightclub building and the erection of a new four storey building containing 27 no. apartments with associated car parking, bin and bike storage area. Applicant: Mr Mark Mifflin (Report attached – Site Plan under separate cover) (Abbey Ward)

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<p>6. Application 2015/137/OUT - Land rear of 123 to 127 The Meadway, Headless Cross, Redditch, Worcestershire</p> <p>(Pages 15 - 22)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the erection of four detached houses and formation of access road.</p> <p>Applicant: Ms J Newby</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Headless Cross & Oakenshaw Ward)</p>
<p>7. Application 2015/198/FUL - 19 Thornbury Lane, Church Hill, Redditch, Worcestershire B98 8SE</p> <p>(Pages 23 - 26)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a first floor extension and single storey rear extension.</p> <p>Applicant: Mr Krys Stanton</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>8. Application 2015/213/FUL - St Bedes Catholic School, Holloway Lane, Lodge Park, Redditch, Worcestershire B98 7HA</p> <p>(Pages 27 - 30)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the construction of a new 3 – court sports hall on site of existing hard court, including changing rooms, toilets and accessible changing place.</p> <p>Applicant: Mrs Diane McGovern</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Lodge Park Ward)</p>

9. Exclusion of the Public

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

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

These paragraphs are as follows:

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

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

may need to be considered as “exempt”.

10. Confidential Matters (if any)

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



Planning Committee

12th August 2015

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Natalie Brookes (substituting for Councillor Joe Baker), Michael Chalk, Matthew Dormer, Wanda King, David Thain and Nina Wood-Ford

Officers:

Steve Edden, Clare Flanagan, Emma Newfield and Ailith Rutt

Democratic Services Officer:

Jan Smyth

17. APOLOGIES

An apology for absence was received on behalf of Councillor Joe Baker.

18. DECLARATIONS OF INTEREST

Councillor David Thain declared an interest in Agenda Item 6 ((Planning Application 2015/042/FUL – Land off Dixon Close) as detailed in Minute 22 below.

19. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 8th July 2015 be confirmed as a correct record and signed by the Chair.

20. UPDATE REPORTS

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

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Chair

Planning Committee

12th August 2015

21. APPLICATION 2014/321/FUL – UNIT 2 MILLSBOROUGH HOUSE, IPSLEY STREET, SMALLWOOD, REDDITCH, WORCESTERSHIRE B98 7AL

Conversion of existing Unit 2 into 14 apartments (first and second floors)

Applicant: Mr D Gough for James Mace Ltd

Mr Gough, the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

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

- 1) The satisfactory completion of a Section 106 Obligations to ensure that:
 - a) Contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted Supplementary Planning Document; and**
 - b) a financial contribution is paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and****
- 2) the Conditions and Informatives set out on pages 11 to 13 of the main agenda report.**

22. APPLICATION 2015/042/FUL – LAND OFF DIXON CLOSE, ENFIELD, REDDITCH, WORCESTERSHIRE

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.

Applicant: Central and Country Developments Ltd in association with Accord Group and Redditch Cooperative Homes

RESOLVED that

having regard to the Development Plan and to all other material considerations, authority be delegated to the head of Planning

Planning Committee

12th August 2015

and Regeneration Services, to GRANT Planning Permission, subject to:

- 1) the satisfactory completion of a Section 106 Planning Obligation to ensure that:
 - a) contributions are paid to Redditch Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted Supplementary Planning Document;
 - b) contributions are paid to Redditch Borough Council towards the provision of wheelie bins for the new development; and
 - c) all 44 units on the site are restricted to affordable housing in perpetuity; and
- 2) the Conditions and Informatives as set out on pages 21 to 26 of the main report.

(Prior to consideration of this Application, Councillor David Thain declared an interest in this matter in view of the fact that he was a member of the Accord Homes Board. Councillor Thain withdrew from the meeting and took no part in any discussions nor voted on the matter.)

23. APPLICATION 2015/065/FUL – HARRIS AND ASSOCIATE SURVEYORS, BRITISH MILLS, PROSPECT HILL, ENFIELD, REDDITCH, WORCESTERSHIRE B97 4BY

Change of use of existing Victorian two storey office unit to a 2 bedroom mews house

Applicant: Mr J Harris

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on page 31 of the main agenda report.

(The Committee noted an Update Report on this matter, relating to the marketing history of the site, published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

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Officers also reported on an error in the address of the site, which should have read, Prospect Hill, Enfield, and not Prospect Hill, Riverside as detailed in the report and the Agenda item description.)

24. APPLICATION 2015/151/FUL – IPSLEY COURT, BERRINGTON CLOSE, IPSLEY, REDDITCH, WORCESTERSHIRE B98 0TJ

Proposed detached building to contain 5 no. apartments (Plots 41, 42, 43, 44 and 45)

Applicant: Mr Barney McElholm

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

Mr Paul Stenhouse – objector on behalf of residents in Ipsley Manor
Councillor Juliet Brunner – Ward Councillor
Mr Barney McElholm – Applicant

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 38 to 40 of the main Agenda report.

(The Committee received additional information in respect of representations relating to the impact upon the character and appearance of the area and amended plans received relating to the removal of the render elements of the proposed finish, as detailed in the Update report published on the Council's Website, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

25. APPLICATION 2015/176/FUL – 25A DAGTAIL LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE B97 5QT

Proposed new dwelling

Applicant: Mr Ian Ray

Mr Ian Ray, the Applicant, addressed the Committee under the Council's public speaking rules.

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RESOLVED 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.

26. **APPLICATION 2015/194/COU – BEECH HOUSE, 6 CHURCH GREEN EAST, TOWN CENTRE, REDDITCH, WORCESTERSHIRE B98 8BP**

Change of use from office to a public house (ground floor only) (B1-A4) and installation of a 200 ltr nano brewery to rear of bar area

Applicant: Mr Grant Stain

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 47 to 48 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.15 pm

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CHAIR

**PLANNING
COMMITTEE**9th September 2015

Planning Application 2015/043/FUL**Demolition of existing former nightclub building. Erection of new four storey building containing 27 no. apartments with associated car parking, bin and bike storage areas****Area Night Club, Church Road, Town Centre, Redditch, Worcestershire, B97 4AB,****Applicant: Mr Mark Mifflin
Expiry Date: 30th September 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 was used originally as a cinema before the building operated as Gala Bingo. The nightclub use commenced in around 2000. It is understood that the nightclub has been vacant since January 2015.

The existing building consists of 644 square metres of floorspace and fronts onto Church Road to the south-west.

The site is bounded to the east by the historic building of the former Scientific and Literary Institute, to the north by the car park of Smallwood Hospital and to the west by an alley which leads to the hospital car park. Beyond the west of the alley lies the bus depot.

The existing structure is a four-storey building which has a basement and a steel framed, pitched, corrugated metal roof. The building has an L-shaped floor plan.

Proposal Description

This is a full planning application to demolish the existing building and to erect a new building over 4 floors which would contain 27 no. apartments (12 no. 1 beds and 15 no. 2 beds), with 17 no. car parking spaces on the ground floor, a gated vehicular entrance and a lobby.

The ground floor would contain 17 car parking spaces for use by new residents, together with a cycle storage facility and refuse storage area.

Vehicular access to the ground floor car park would be via secure gated access from Church Road. To its left would be a lobby for pedestrian access which would lead to the main stairs and lift within a circulation area.

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The four storey building would predominantly be constructed using red brick walls under a roof constructed from composite metal sheets, at a pitch ranging from between 4 and 20 degrees. The red brickwork area also includes horizontal stripes of white glazed bricks. Walls to the building would also be rendered in ochre and white, predominantly to the western and north facing elevation.

The application is supported by a Design and Access Statement; Transport Statement; Environmental Assessment; Economic Statement and Ecological Survey.

Relevant Policies :

Borough of Redditch Local Plan No.3

ETCR01 Vitality and Viability of the Town Centre
 ETCR02 Town Centre Enhancement
 ETCR06 North West Quadrant
 CS06 Implementation of Development
 CS07 The Sustainable Location of Development
 BHSG05 Affordable Housing
 BBE11 Buildings of Local Interest
 BBE13 Qualities of Good Design

Emerging Borough of Redditch 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 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
 SPD Church Road, Town Centre (Formerly known as the North West Quadrant) SPD (September 2007)
 Worcestershire Waste Core Strategy (WWCS)
 Redditch Town Centre Strategy

The building is situated adjacent to the former Scientific and Literary Institute building, located at the corner of Church Road and Church Green West and situated opposite the County Court building. Both buildings are designated as buildings of historical interest within the Councils 'Schedule of Buildings of Local Interest 2009'.

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The site falls within the Town Centre boundary as defined within Local Plan No.3 and the (draft) Local Plan No.4.

The site is immediately adjacent (but outside) the defined Town Centre Conservation Area.

Relevant Planning History

2000/414/CPL	Certificate of Lawfulness for a Proposed Use: To use premises as a Night Club	Granted	19.10.2000
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Consultations

Highway Network Control

No objection subject to the imposition of planning conditions relating to construction, turning and parking provision.

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

Town Centre Co-ordinator

No objection. Requests that a contribution be sought towards town centre enhancements and improvements in accordance with Policy E(TCR).2 of the Local Plan.

Conservation Advisor

No objection

Housing Strategy

8 units of affordable housing should be provided as part of this scheme. Based on the numbers of one and two bedroomed flats proposed, we would expect 5 x 1 bed flats to be provided as social rented housing, with 3 x 2 bed flats provided at intermediate rent or for shared ownership.

Education Authority

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

Area Environmental Health Officer

No objections raised with respect to noise pollution, however it is advised that due to the close proximity of other residents to the application site that the applicant should be directed to the following document for best practice during demolition and construction:

Worcestershire Regulatory Services "Code of Best Practice for Demolition and Construction Sites"

North Worcestershire Water Management

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No comments received to date

Crime Risk Manager

I would request that the development adheres to Secured by Design guidelines with regard to access control, both for vehicles entering the car park and from the car park into the main building, levels of lighting, etc.

Worcestershire Wildlife Trust

No comments received to date

Public Consultation Response

Responses

2 letters received, both of which write in support of the application. Comments received summarised as follows:

- Beneficial use of the site
- Would aid in regeneration of the Town Centre
- Ideal location for residential use as close to amenities

No representations received in objection

Assessment of Proposal

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

Principle

The site and the wider area is designated under Policy E(TCR).6 and the Councils Church Road SPD for mixed use development. Therefore retail, leisure and residential developments are acceptable in principle.

A residential use would complement the role and function of the town centre. Further, the application site is previously developed (brownfield) land within a highly sustainable location.

Design and layout

Achieving a high quality design for any new buildings within the 'Quadrant' is one of the key objectives as set out within the Councils Church Road SPD.

The building subject to this application is situated within close proximity to two fine public buildings of considerable architectural merit, namely the former Scientific and Literary Institute building and the County Court building. Further, the building is located adjacent to the Town Centre Conservation Area. As such, the scheme has developed following detailed pre-application discussions between your officers, the Councils Conservation Advisor and the applicants Architect.

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The buildings front elevation draws references from the surrounding environment and in particular, the architectural qualities of the adjacent historic buildings and is considered to contribute to the public realm through the thoughtful use of materials. Public access to the building would be via Church Road ensuring an active frontage to the building. A direct relationship with the adjacent building has been achieved by the use of horizontal stripes on the facade that are in line with the cornices and string courses of the former Scientific and Literary Institute building drawing the street view focus towards it.

The proposed building is considered to respect the skyline of Church Road, where the roof and tower of the former Scientific and Literary Institute building are considered to have prominence in terms of height, form and historic significance. In this regard, the walls of the highest floor are set back from both the front and rear building lines such that the roof is hidden from street view at ground level.

The openings to the ground floor car park would be enclosed with black metal railings which your officers and the Councils Conservation Advisor consider to represent an appropriate treatment.

In all other respects, the design of the proposed apartment scheme is considered to be appropriate in its context.

Highways, access and parking

County Highways have raised no objections to the proposed access and parking arrangements which include a ground floor car park capable of accommodating 17 cars. Although some of the smaller apartments would not have dedicated on-site provision, it is important to note that one of the key objectives of the Councils Church Road SPD is to ensure the site is safely accessible by a range of modes of transport in order to reduce the need to travel by private car and to increase the desirability of sustainable alternative modes of transport, particularly walking and cycling. The site itself is highly sustainable being within easy walking distance of public transport facilities such as the bus and train stations.

No objections have been received from nearby residents in respect to highway safety.

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

Viability Issues

The size of the proposed development is above the policy threshold for requiring contributions which would normally be sought via a planning obligation. In this case, your officers have sought contributions towards

- *The provision of on-site affordable housing
- *Public Open Space provision
- *Refuse and re-cycling bin provision on site
- *Public Realm enhancements

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in accordance with relevant policies of the development plan.

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 any of the contributions requested, including the provision of affordable dwellings on site as requested by the Councils Housing Strategy Team.

After careful consideration of the submitted DV report, your officers are not seeking a planning obligation in this case.

Conclusion

A residential use in the manner proposed under this application is fully supported by your officers who agree with the applicants assertions that the approval of such a scheme is likely to catalyse future revitalisation in other parts of Church Road and the town centre as a whole. 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. As such, 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 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

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

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through pre-application advice and discussion.
- 2) The 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>

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

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

- 5) Whilst the full remit of the Secured by Design Scheme covers more than Land Use Planning and Development Control, Redditch Borough Council actively encourage developers to take full account of Crime Prevention and Community Safety issues throughout the design and construction of any development as an integral part of achieving good design. Applicants are advised that further details of Secured by Design and relevant construction specifications can be found at www.securedbydesign.com or by contacting the West Mercia Constabulary Crime Risk Manager on 01527 586181
- 6) The applicant is advised that development should not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development have been submitted to and approved by Severn Trent Water Ltd.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development where the recommendation is that permission is granted. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 2015/137/OUT**Outline application to erect four detached houses together with access road****Land to rear of 123, 125, 127, The Meadway, Headless Cross, Redditch****Applicant: Ms J Newby**
Expiry Date: 11th September 2015
Ward: HEADLESS CROSS AND OAKENSHAW**(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, which comprises 0.1245 hectares, is currently garden land associated with the dwellings 123 to 127 The Meadway which lie to the north of the site. The eastern boundary of the site forms the side garden boundary separating 121 and 123 The Meadway. The property 20 Burns Close lies directly to the south, with the dwelling 29 Burns Close positioned to the sites western boundary. Vehicular access to the site would be via Burns Close, to the south. A mature, protected Oak Tree is situated to the south-west corner of the site.

Proposal Description

Outline planning permission is sought for the erection of 4 new dwellings.

Two matters are for consideration under the current application, which are those of vehicular access to the proposed development and layout. Three matters (appearance, landscaping and scale) are reserved for future consideration and therefore do not need to be deliberated further at this stage.

The site layout plan which shows how the four dwellings would be arranged within the site, shows that Plot 1 would be either a three or four bedroomed dwelling, with Plots 2, 3 and 4 being four bedroomed. Parking for two cars would be provided to the frontage of each dwelling with a short access road running west to east across the southern part of the site, joining Burns Close to the north of an existing protected oak tree.

Although not for consideration under this application, the dwellings would likely be of two storey height and of brick and tile construction as per the construction of existing dwellings in Burns Close.

The application has been accompanied by an arboricultural report.

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Relevant Policies :

Borough of Redditch Local Plan No.3:

CS07 The Sustainable Location of Development
BHSG06 Development within or adjacent to the curtilage of an existing dwelling
BBE13 Qualities of Good Design
BNE01A Trees, Woodland and Hedgerows
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 16: Natural Environment
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

Constraints

Borough of Redditch TPO.1 (1976)

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 access turning and parking, together with standard highway informatives.

North Worcestershire Water Management

Comments summarised as follows:

Severn Trent Water sewer records show there to be public foul and surface water sewers within the nearby vicinity.

The applicant proposes to dispose of additional foul water created by the proposed development via the existing mains sewer. Please bear in mind that it will be necessary for the applicant to gain permission to connect from the relevant Water & Sewerage Authority, in this case Severn Trent Water Ltd. in order to do this.

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Regarding the discharging of additional surface water created by the proposed development, the use of soakaways is proposed, in which case, proof of porosity testing will be required to ensure there is sufficient capacity for water to drain. In the event infiltration is not possible it is recommended that the applicant explores the use of alternative SuDS techniques such as porous surface materials, water butts, wherever viable on site in order to attenuate as much surface water on site as is possible.

No objections are raised subject to the imposition of a condition to address the above matters.

Area Environmental Health Officer

With reference to noise impacts, no objections are raised.

The site is located within 250m of an area of unknown filled ground which may have received waste material likely to produce gas from degradation processes. As such a planning condition should be imposed requiring the applicant to carry out a risk assessment to establish whether the proposed development is likely to be affected by gas emissions in order to ensure that any risks to future occupants of the dwellings are adequately addressed. Subject to the imposition of such a condition, no objections are raised.

Arboricultural Officer

There is a large mature Oak tree standing in the South-Western corner of the site and adjacent to the front left side of number 20 Burns Close. This tree is protected within Borough of Redditch Tree Preservation Order (1) 1976 and is a highly prominent, good quality tree. I agree that the Root Protection Area (RPA) required for the tree is as identified on drawing number 14-607-2 being 11.4 metres radial distance from the main stem. Therefore as already identified within this plan and application, the proposed main driveway serving the frontage of the new properties will cause an incursion into the BS5837: 2012 recommended RPA of this tree. The installation of the drive in the position shown will be possible due to the sympathetic existing ground levels and will need to be constructed using a No Dig Ground Support material.

Public Consultation Response

Responses

11 letters received in objection. All comments received summarised as follows:

- 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
- Loss of light and overshadowing from development
- Current character of Burns Close will be lost
- Disturbance to protected tree and root system likely
- Concerns regarding future subsidence to nearby properties
- Damage to integrity of Burns Close (the road itself)
- Drainage concerns

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

Assessment of Proposal

Principle

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

The site lies within a sustainable urban location where the principle of developing private gardens for residential purposes can be supported subject to compliance with other relevant policies contained within the development plan. Therefore, there are no objections to the principle of a residential scheme on the site, providing the details are considered to be acceptable.

Layout of development

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

The layout of the development would broadly respect the form and layout of development located to the immediate west of the site (the development of 5 no. houses: numbers 21 to 29 Burns Close) which was granted under consent 2000/463/FUL, in March 2001.

The proposals would meet all of the Council's spacing standards, as contained within the adopted SPG 'Encouraging Good Design' including minimum separation distances between flank walls of the proposed new dwellings and minimum garden areas. In addition, minimum separation distances between existing dwellings and the proposed new dwellings would be maintained.

Although the matters of scale and appearance are not for consideration at this stage, your officers consider that a future proposal under a reserved matters application could adequately address these matters based on the layout proposed here. As such, any future reserved matters application would respect the character and appearance of the area.

Residential amenity considerations

Your officers are satisfied that no loss to residential amenity would result from the proposed development by virtue of loss of light or visually intimidating impact given the separation distances that would exist between the proposed dwelling and nearby properties. Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission.

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Impact of the proposals on highway safety

Representations have been received questioning the acceptability of the access to serve such a development. County Highways have however, concluded that the access is acceptable, and that there are no highway implications which might result in the proposed development giving rise to harm to highway safety subject to the inclusion of planning conditions.

Parking provision on site would accord with parking standards, having regards to requirements for three and four bedroomed dwellings.

Drainage

NWWM have raised no objection to the proposals subject to the imposition of a drainage condition which would cover foul and surface water drainage provision. In addition, your officers would recommend that permeable surfaces be used in the construction of the proposed drive and parking areas, to be retained as such thereafter. A condition to this effect is recommended.

Impact upon protected oak tree

The Councils Tree Officer has raised no objection to the proposed development, considering that the proposed driveway serving the frontage of the new dwellings would not have any detrimental impact upon the root protection area (RPA) of the protected oak tree provided a 'no dig' ground support material is used in this area (as recommended in the applicants arboricultural report). The tree would need to be protected by means of protective fencing in accordance with BS5837:2012. These matters can be adequately addressed by planning conditions (set out later in this report).

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, OUTLINE planning permission be GRANTED subject to the following conditions:

Conditions

- 1) (a) Application for approval of matters reserved in this permission must be made not later than the expiration of three years beginning with the date of the grant of this permission.
- (b) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

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- (i) the expiration of three years from the date of the grant of outline planning permission; or
 - (ii) the expiration of two years from final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
- (c) The matters reserved for subsequent approval include the following:-
Appearance, Landscaping, Scale

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

- 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:

Drawing 14-607-1
 Drawing 14-607-2 revision P2
 Drawing 14-607-3 revision P1
 Marlow Consulting Ltd Arboricultural Report: 15th April 2015

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

- 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.

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

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

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

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

- 8) The proposed drive and parking area shall be finished in a permeable surface and retained as such thereafter. Prior to their first installation, details of the permeable materials to be used 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 adequate surfacing for the parking area and driveway that enables permeable drainage and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3.

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- 9) The Oak tree, protected under BOR TPO (1) 1976 and located to the south-west corner of the site shall be protected in accordance with the requirements of BS5837:2012 during the course of all on-site development works in accordance with the Arboricultural Report prepared by Marlow Consulting Ltd dated 15th April 2015. A 'No Dig' ground support material of the type specified in the Arboricultural Report above shall be used in the construction of the access road (where indicated) and as shown on drawing number 14-607-2, revision P2.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a 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.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 3) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Councils Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

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

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 2015/198/FUL**First floor front extension and single storey rear extension.****19 Thornbury Lane, Church Hill, Redditch, Worcestershire, B98 8SE.****Applicant: Mr Kryz Stanton
Expiry Date: 3rd August 2015
Ward: ABBEY****(see additional papers for Site Plan)**

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached property at the end of a run in Thornbury Lane. The site is side on to the rear gardens of Berkeswell Close. The dwelling consists of brick, tiles and double-glazing materials.

Proposal Description

The proposal is for a first floor extension with a cat slide roof projecting forward over the existing garage with a dormer window in order to enlarge an existing bedroom and create an en suite shower room.

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

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Emerging Borough of Redditch Local Plan No. 4

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

Others:

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

Relevant Planning History

None

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Consultations

No Consultations Needed

Public Consultation Response

Two representations have been received raising concerns over:

- Loss of privacy
- Loss of Light
- Over shadowing
- Overbearing impact on neighbouring properties

Assessment of Proposal

The application site is situated within a residential area of Redditch where development is considered appropriate in principle.

In accordance with Policies BBE(13) and BBE(14), the proposed extension would not cause any detrimental harm to neighbouring occupants. Due to the location of the development, the extension would not breach the 45 degree guidance to any neighbouring ground or first floor window serving a habitable room.

The proposed extension is considered to be a proportionate addition constructed of matching materials and would therefore complement the existing dwelling. Due to its location, the extension would be visible in the street scene. However, it is noted that the proposed design is already present in the streetscene as number 11 has a similar design as the proposal, and therefore it would not create any detrimental impact.

The existing property already creates some overshadowing to the rear of the gardens of number 1 and 3 Berkeswell Close, and the proposal would create only very minimal additional overshadowing. However it is noted that the extra overshadow would be created from the dormer window as the extension lies behind the existing dwelling. Due to the existing relationship between 19 Thornbury Lane and 1 and 3 Berkeswell Close any additional overlooking or over shadowing would be very limited. The addition of a dormer window is not considered to have a detrimental impact on privacy to any neighbouring properties.

The proposed rear extension is considered acceptable as the proposal would only be 200mm higher than limitations as set out within Schedule 2 Part 1, Class A of The Town & Country Planning (General Permitted Development) (England) Order 2015 and it would not be contrary to the local design guidance.

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The proposal in its amended form is therefore considered to be in compliance with policy and a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

RECOMMENDATION:

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

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

Reason: To comply with National Legislation

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

Location Plan Drg No 1613/SLP Received 08/06/15

Plans and Elevations as Existing Drg No 1613/01 Received 08/06/15

Plans and Elevations as Proposed Drg No 1613/02C Received 24/07/15

Block Plan as Proposed Drg No 1613/03 Received 08/06/15

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

- 3) The materials you use on the roof and walls of your development should match those of the existing building. If matching materials cannot be found then you must give details of, or send a sample of the type, colour and finish of the materials that you are going to use to the Council. The Council will agree these details with you in writing and you must use these materials when you build the development.

Reason: To make sure that the development relates to the area in which it is being built and protects how that area looks, in order to comply with policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

Informatives

- 1) The above site has been reviewed for any potential contamination issues. The proposed development is sited within 250m of two significant area of unknown filled ground which potentially could produce landfill gas.

The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension, so as not to

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compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

REASON

To ensure that the risks to buildings and their occupants from landfill sites are adequately addressed.

Procedural matters

This application is being reported to the Planning Committee because two objections have been received. As such it falls outside the scope of the scheme of delegation.

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Planning Application 2015/213/FUL**Construction of new 3-court sports hall on site of existing hard court, including changing rooms, toilets, and accessible changing place.****St Bedes Catholic School , Holloway Lane, Lodge Park, Redditch, Worcestershire, B98 7HA****District:****Applicant: Mrs Diane McGovern****Expiry Date: 16th September 2015****Ward: LODGE PARK****(see additional papers for Site Plan)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

Site Description

St Bedes Catholic Middle School is set within a large triangular shaped curtilage accessed off Holloway Lane. The site is bound by Holloway Lane to the eastern boundary, Holloway Drive and the A441 dual carriageway to the western boundary and to the southern side of the boundary lie residential dwellings. The main vehicular and site access is at the southern end of the site accessed off Holloway Drive.

The existing school buildings form a cluster at the northern part of the site. The parking, hard courts and buildings ancillary to the school are on the south east side of the site.

Approximately half of the site area consists of turfed playing fields which are located to the west of the site.

Proposal Description

The application seeks the construction of a sports hall which would include three courts, male and female changing rooms with shower facilities and male, female and staff toilet facilities. The building is proposed to be built on what is currently an unused hard court area. The lower section of the building is to be finished externally in a multi tone red brick to match the existing school buildings and the upper section is to be clad in vertical timber boards. The sports hall is proposed to be part single storey (4 metres high) and part two storeys (9 metres). The total area of the proposed building would be 770 square metres. The facility would be for school use only.

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

BBE13 Qualities of Good Design
 R01 Primarily Open Space
 CT12 Parking Standards
 L02 Education provision

Emerging Borough of Redditch Local Plan No. 4

Policy 13: Primarily Open Space
 Policy 28: Supporting Education, Training and Skills

Others:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

Relevant Planning History

2015/213/FUL	Construction of new 3-court sports hall on site of existing hard court, including changing rooms, toilets, and accessible changing place.	
2004/410/FUL	New Lift Installation For Disabled Access And A Corridor Link To First Floor Class Rooms	27.09.2004
2002/437/FUL	Extension To Form Classroom To Replace Mobile	02.01.2003
2001/265/FUL	Extension At Ground Floor For Staff Toilets	30.08.2001

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Consultations

Development Plans

Lodge Park ward currently has a deficit of open space and in principle, planning policy seeks to protect designed open space. In this case however, the benefits of the proposal are considered to outweigh the value of the existing open space, which has currently has limited access.

Highway Network Control

No Comments Received To Date

North Worcestershire Water Management

No Comments Received To Date

Public Consultation Response

Assessment of Proposal

Assessment of the proposal

The site lies within the school grounds and on land defined as Open Space in the Borough of Redditch Local Plan No 3. The Lodge Park ward currently has a deficit of open space and in principle; planning policy seeks to protect designed open space. In this case however, the benefits of the proposal are considered to outweigh the value of the existing open space, which currently has limited access. As such, Policy R.1 of the Borough of Redditch Local Plan No 3 would favour such a development.

With regard to the height, scale and design of the proposal, the building would sit comfortably within the school grounds and be in keeping with the surrounding area.

Concerns have been raised by two local residents with regard to a potential increase in traffic movement and insufficient car parking. When the proposal was planned, there was the intention to open up the proposed sports hall facilities to the community, however, this part of the development has now been shelved due to a funding issue. This proposal therefore, would be solely for the use of the school and as a result, there would be no requirement for additional car parking spaces. Comments regarding this matter are awaited from the Highways Officer and when received, they will be reported in the update paper.

Objections have also been raised with regard to flooding. However this matter is being dealt with by the officials of the school along with other parties as a separate issue.

In conclusion, this proposal falls within the school grounds and is in compliance with adopted and emerging policies.

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

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

Reason: To comply with National Legislation

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

Project Number: 2014086

Drawing numbers: P00, P.01, P.05, P.06, P.07

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.

- 3) The development hereby approved shall be for the sole use of the pupils of St Bedes School and no other parties. Any changes to the use shall be subject to the written approval of the Local Planning Authority.

Reason:- To define the terms under which permission for this development is granted and in accordance with Policy C(T).12 of the Borough of Redditch Local Plan No.3

Procedural matters

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