



# Planning Committee

Wed 11 Nov  
2015  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

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a  
difference*

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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**

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

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

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

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**Notes:**

1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.

2) 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

Wednesday, 11 November 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	

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	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.
<b>3. Confirmation of Minutes</b> (Pages 1 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 14 <sup>th</sup> October 2015.  (Minutes attached)
<b>4. Update Reports</b>	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
<b>5. Application 2015/244/FUL - Astwood Bank First School, Church Road, Astwood Bank, Redditch B96 6EH</b>  (Pages 5 - 12)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the demolition of existing two classroom educational building and the erection of a new two-storey six classroom building.  Applicant: Astwood Bank First School  (Report and Site Plan attached)  <b>(Astwood Bank &amp; Feckenham Ward)</b>

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<p><b>6. Application 2015/256/FUL - 25A Dagtail Lane, Astwood Bank, Redditch, Worcestershire B97 5QT</b></p> <p>(Pages 13 - 20)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a resubmission of Planning Application 2015/176.FUL for a proposed new dwelling.</p> <p>Applicant: Mr Ian Ray</p> <p>(Report and Site Plan attached)</p> <p><b>(Astwood Bank &amp; Feckenham Ward)</b></p>
<p><b>7. Exclusion of the Public</b></p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p><b>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</b></p> <p><b>These paragraphs are as follows:</b></p> <p><b>subject to the “public interest” test, information relating to:</b></p> <ul style="list-style-type: none"><li><b>Para 1 - <u>any individual;</u></b></li><li><b>Para 2 - <u>the identity of any individual;</u></b></li><li><b>Para 3 - <u>financial or business affairs;</u></b></li><li><b>Para 4 - <u>labour relations matters;</u></b></li><li><b>Para 5 - <u>legal professional privilege;</u></b></li><li><b>Para 6 - <u>a notice, order or direction;</u></b></li><li><b>Para 7 - <u>the prevention, investigation or prosecution of crime;</u></b></li></ul> <p><b>may need to be considered as “exempt”.</b></p>
<p><b>8. Confidential Matters (if any)</b></p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



# Planning Committee

14<sup>th</sup> October 2015

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Tom Baker-Price (substituting for Councillor Roger Bennett), Wanda King, David Thain, Pat Witherspoon (substituting for Councillor Joe Baker) and Nina Wood-Ford

### Officers:

Steve Edden, Amar Hussain and Ailith Rutt

### Democratic Services Officer:

Jan Smyth

### 35. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker, Roger Bennett and Matthew Dormer.

### 36. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 37. CONFIRMATION OF MINUTES

#### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 9<sup>th</sup> September 2015 be confirmed as a correct record and signed by the Chair.**

### 38. UPDATE REPORTS

The Update Report relating to the Planning Application to be considered was noted.

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Chair

# Planning Committee

14<sup>th</sup> October 2015

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**39. APPLICATION 2015/043/FUL –  
AREA NIGHT CLUB, CHURCH ROAD, TOWN CENTRE,  
REDDITCH, WORCESTERSHIRE B97 4AB**

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 areas.

Applicant: Mr Mark Mifflin

Mr Miles Layland, the Applicant's Agent / Architect, 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 & Regeneration to GRANT planning permission subject to:**

**1) the satisfactory completion of a Section 106 Planning Obligation ensuring that**

**“2 no. one bedroom flats are provided as affordable dwellings in perpetuity”; and**

**2) the following Conditions and Informatives:**

**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.

- 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 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 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>
- 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

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**maintained highway since such works can only be carried out by the County Council's Approved Contractor, following the issue of a licence under Section 184 and 278 of the Highway Act 1980.**

**The Applicant should contact Worcestershire County Council's 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 Council's Approved Contractor at the Applicant's 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](http://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 in writing by Severn Trent Water Ltd.**

(The Committee was advised on a proposed change in the Officer recommendation following an offer by the Applicant to provide the two proposed ground floor (1 bedroom) flats, as affordable dwellings controlled by a Section 106 Agreement, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

Having considered the Officer's report and Update and the Applicant's representations, Members were minded to grant Planning Permission as detailed in the Resolution above.)

The Meeting commenced at 7.00 pm  
and closed at 7.23 pm

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CHAIR

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**Planning Application 2015/244/FUL****Demolition of existing two classroom educational building and erection of a new two storey six classroom building.****Astwood Bank First School , Church Road, Astwood Bank, Redditch, B96 6EH,****District: Astwood Bank****Applicant: Astwood Bank First School****Expiry Date: 6th October 2015****Ward: ASTWOOD BANK AND FECKENHAM**

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**

The site lies within Astwood Bank on Church Road, approximately 4 miles south of Redditch. To the south is Popes Lane, beyond which are residential dwellings. To the northern boundary lie the Vicarage and the Church Hall, adjacent to which is the Church of St Matthias and St George. The frontage of the school runs along Church Road and to the rear there is a dwelling and open fields.

**Proposal Description**

The proposal is for the demolition of a two classroom building and the construction of a two storey six classroom building. This building will consist of six classrooms. On the ground floor, there will be three classrooms and toilet facilities. The second floor will house three classrooms. The materials to be used externally will be similar to the Nurture room which is located to the north of the site. The proposed external finishing will be in timber cladding and white render. All the fenestration will utilise aluminium powder coated window sections in a dark grey colour and the wall coping will also be in grey aluminium.

This proposal will provide a total of 583 m<sup>2</sup> of gross internal floor area, with the ground floor split along existing lower ground and higher ground. The height difference between the split ground floor is 1.3m externally. The height of the proposed building from the existing lower ground is 6.5m with a parapet flat roof.

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

BRA01 Detailed Extent of Control of Development in the Green Belt

BRA08 Development at Astwood Bank

BBE11 Buildings of Local Interest

BBE13 Qualities of Good Design

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

Policy 2: Settlement Hierarchy

Policy 8: Green Belt

**National Planning Policy Framework**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

**Relevant Planning History**

2006/259/CPO	Consultation - Demolition Of Part Of Existing Hall And Erection Of A Single Storey Multi Purpose Hall Plus Ancillary Accommodation	n/a – County decision	16.06.2006
2011/042/CPO	Consultation - Proposed single storey rear extension to form new kitchen servery and store	n/a – County decision	21.03.2011
2012/194/FUL	Detached single storey classroom	Approved	21.11.2012
2014/293/FUL	Single storey extension to rear of the school to provide two additional classrooms and demolition of existing toilet block.	Approved	24.11.2014
1997/253/FUL	Installation Of Additional Single Mobile Classroom	Refused	04.09.1997
2000/481/CPO	Proposed Alterations And Extensions	n/a – County decision	01.12.2000

**Consultations****Development Plans**

- It is concerning that no regard has been given to the locally listed status of Astwood Bank First School in this Planning Application.
- This proposal may on balance be acceptable in terms of Green Belt policy in the NPPF and Borough of Redditch Local Plan No.3 and 4 in terms of

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demonstrating very special circumstances (subject to that being considered and determined by the case officer).

- However, as the proposal is not within the settlement boundary of Astwood Bank it fails to meet policies B(RA).8 of Local Plan No.4 and Policy 2 of Local Plan No.4, and therefore is not able to be supported from a Policy perspective.

### **Highway Network Control**

Request for the travel plan submitted to be improved – can be controlled via the imposition of a condition

### **Conservation Adviser**

Awaiting Comments

### **Public Consultation Response**

No comments received

### **Assessment of Proposal**

The school currently caters for pupils from ages 4 to 9 and is a two form entry, with approximately 280 pupils. The school currently has a need for basic teaching space, has identified the current facilities which require improvement, to bring spaces in line with government recommendations and maintain a high level of teaching. Currently classes are being taught in undersized, outdated spaces and other facilities such as toilets are in poor condition and require intensive improvement. In order to effectively educate the current number of pupils, Astwood Bank First School's basic teaching space must grow. The provision of a new teaching block would allow other spaces within the school to be refurbished and brought in line with space standards

The school site is on land which is both white land (at the frontage) and Green Belt (at the rear) as defined on the Borough of Redditch Local Plan No.3 Proposals Map. This designation remains the same in the emerging Borough of Redditch Local Plan No.4.

The National Planning Policy Framework states that:

- a replacement building is acceptable in Green Belt, provided it is in the same use and not materially larger than the one it replaces.
- inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances
- when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

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The applicant has submitted a Very Special Circumstances Planning Statement. The very special circumstances cited include health and safety concerns, audits pointing to substandard classroom sizes, and future flexibility for teaching. These together do appear to be reasonable considerations which you can give consideration to in weighing up the requirement of the National Planning Policy Framework.

The strength of the Very Special Circumstances would also outweigh the requirements of Policy B(RA).1 - Detailed Extent of and Control of Development in the Green Belt of the Borough of Redditch Local Plan No 3.

Policy B(RA).8 Development at Astwood Bank states "Development within Astwood Bank will only be permitted where it is at an appropriate level to meet local needs for housing, employment and/or other community facilities and services. Such development will be restricted to

- i. Development within the settlement boundary as defined on the Proposals Map
- ii. The conversion or replacement of appropriate buildings within the defined settlement boundary"

The proposal does meet the Policy above in terms of it being a community facility; however, whilst the majority of the site is within Astwood Bank, the replacement building is not within the settlement boundary and therefore does not comply with the Policy.

Astwood Bank First School is a locally listed building. Regard must therefore be had to the impact of the proposal on the adjacent school building, and this advice has been sought from the conservation adviser, and further comments and assessment will be included in the Update report as necessary.

A Travel Plan has been submitted and the school are currently working with the County Council Travel Plan Officer to address their issues. This will be an ongoing process and the agreement and implementation of the travel plan can be controlled by a condition.

The footprint of the existing building is 165 square metres and the footprint of the proposed building will be 387 square metres. This is a substantial increase in the overall foot print. The height of the proposed building will be 6 metres with a flat roof. The proposal is therefore a larger, more modern style building than the one it is replacing and will be surrounded by buildings of a traditional design. Therefore, on balance, with all matters taken into consideration, it will sit comfortably in its proposed location and would be acceptable.

In conclusion, the proposal is not in compliance with the adopted and emerging policies, however taking into consideration the very special circumstances which have been presented, the proposal is therefore considered, on balance, to be acceptable in this case.

### **RECOMMENDATION:**

***That having regard to the development plan and to all other material***

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***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;

Job No: 26951

Drawing numbers: (P) – 01, 02, 03, 04, 05, 06, 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) Within six months of the date of the decision notice, the applicant shall have submitted in writing a travel plan that promotes sustainable forms of access to the site to the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

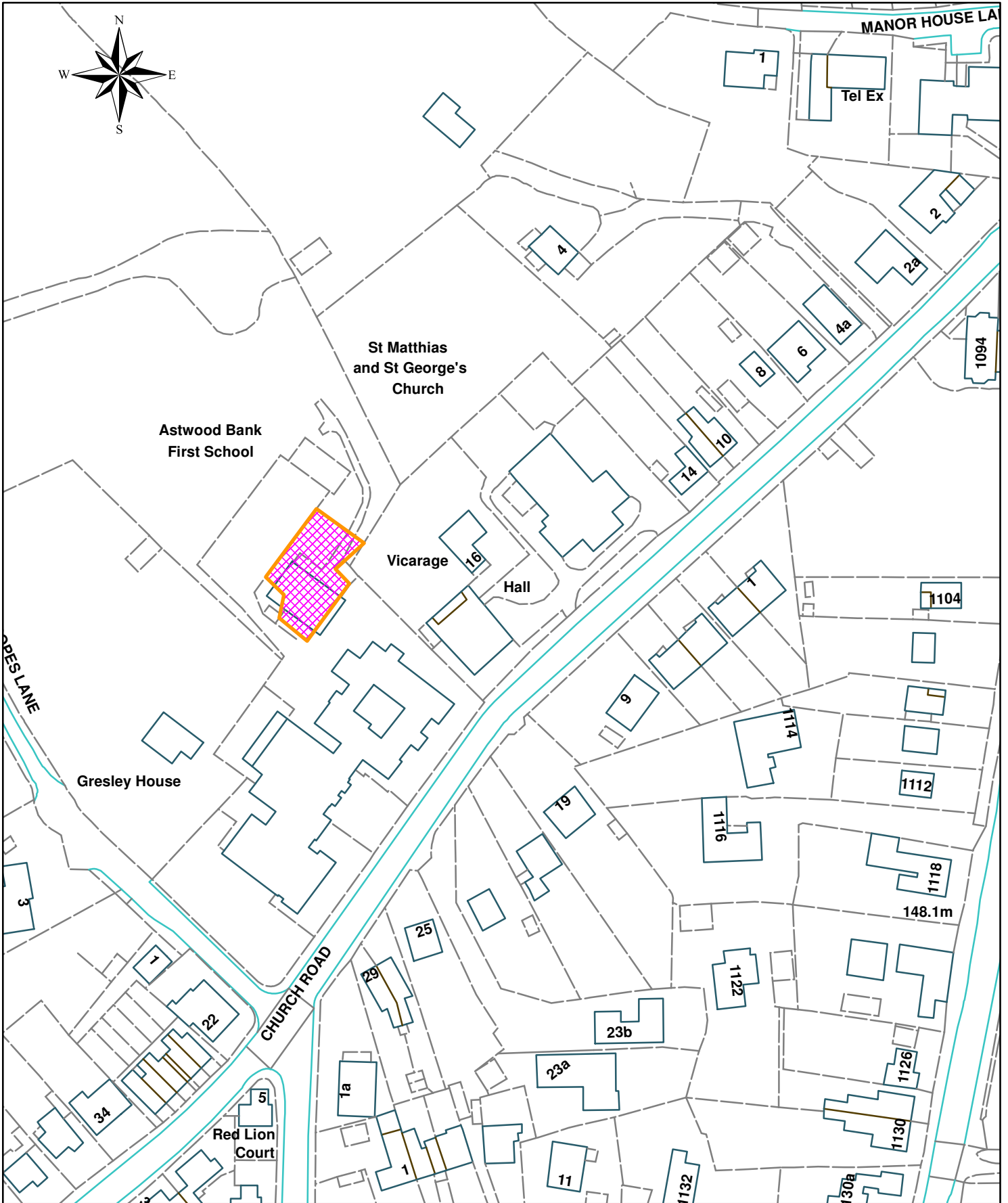
Reason: To reduce vehicle movements and promote sustainable travel patterns.

**Procedural matters**

This application is being reported to the Planning Committee because the application is against policy, as such the application falls outside the scheme of delegation to Officers.









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**Planning Application 2015/256/FUL****Resubmission of application 2015/176 for a proposed new dwelling****25A Dagtail Lane, Redditch, Worcestershire, B97 5QT****District: Astwood Bank****Applicant: Mr Ian Ray****Expiry Date: 12th November 2015****Ward: ASTWOOD BANK AND FECKENHAM**

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 beyond 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, one bedroom detached dwelling. The dwelling is proposed to be located 12 metres back from Dagtail Lane. The dwelling would have a maximum width of 7.1 metres and a maximum depth of 11.9 metres. The virtually flat sedum roof would measure 2.9 metres at its highest point. 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.

**Background**

This application is a resubmission of a previous application (2015/176/FUL) for a two bedroom dwelling, which was refused by Members at Planning Committee in August 2015 as per the Officer's recommendation. The current application is for a smaller one bedroom 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**

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

2015/176/FUL	Proposed New Dwelling	Refused, appeal pending	13.08.2015
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 August 2015, Application 2015/176/FUL was refused by Members at planning committee as per the Officer's recommendation. The Applicant has subsequently lodged an appeal with the Planning Inspectorate against the Borough Council's decision. This appeal is currently in progress.

**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.

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### **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 disused 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**

1 letter received in objection. Comments summarised as:

- A precedent would be set for further development along Dagtail Lane
- Granting permission for this application creates additional infill plots between 25 & 25A Dagtail Lane

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

- This site is in much need of redevelopment
- I see no reason why the site should not be developed with a single property
- The area is dominated by tall trees, not the old workshop or other buildings
- The proposal will help tidy up the site and add value to the area
- The site has been a nuisance/ blot on the landscape for many years

### **Assessment of Proposal**

#### Principle

A previous application (2015/176/FUL) for a two bedroom dwelling on this site was refused by Members at Planning Committee in August 2015. The current proposal for a one bedroom dwelling, although reduced in size, is still considered to be inappropriate development in the Green Belt.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The site lies within the Green Belt, where planning policies locally and nationally are restrictive, in order to protect the integrity and openness of the Green Belt. In considering a development proposal, there is a requirement in the National Planning Policy Framework (NPPF) for local planning authorities to ensure substantial weight is given to any harm to the Green Belt. In order for the proposal not to be inappropriate development, it must meet the relevant policy criteria.

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 principle of the construction of new buildings should be considered inappropriate in the Green Belt and thus not supported.

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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.

While Officers accept that the site probably falls within the definition of previously developed land, the land has had no lawful use since 1999 and the building has been recorded as an empty property (void) with the Council's revenues department since 24th December 2008. When the initial visit to the site was carried out on 12th May 2015, it was evident that it had been several years since any activity had occurred on the site and that nature had been left to take over. Given the circumstances, Officers are of the view that any redevelopment of this site would have a greater impact over and above the current impact of the site on the Green Belt.

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 76.5 square metres and a volume of 222 cubic metres. This would result in an increase in floor area of 36% and an increase in volume of 38%. The proposed dwelling would have a considerably larger footprint and volume than the existing buildings and would therefore have a significantly greater visual impact on the openness of the Green Belt, contrary to the test of 'greater impact' as set out in the NPPF.

Notwithstanding the increase in the amount of built development on site, this application proposes the redevelopment of a site which has not been used for many years, has nil use and has been left to become overgrown. Bringing this site into any use now would have a greater impact on the openness of the Green Belt. Officers consider that a new dwelling, along with the paraphernalia associated with a residential use, as well as frequent comings and goings will have a much greater impact on the openness of the Green Belt than that of the existing site. This proposal fails to meet the policy criteria and cannot therefore be considered as an exception under paragraph 89 of the NPPF.

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

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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.

In terms of amenity space, the garden area which would serve the new dwelling would comply with the Council's minimum spacing standards as set out in the Council's 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 beyond the main urban area of Redditch and is located to the north of the 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. As such, it would be likely that occupants would rely on the use of private cars to reach places of work, recreation and services.

### Other

Comments have been received in support of this application with regard to the tidying up of the land. The Council has other powers under the planning acts which it could use to deal with the tidiness of the site if it was considered appropriate.

### Conclusion

While it is acknowledged that this proposal has been reduced in size and some elements of the proposal are considered to be compliant with policy, under the provisions of the NPPF, the principle of this proposal remains unacceptable. Harm to the openness of the Green Belt has not been clearly outweighed, and very special circumstances do not exist to justify allowing this inappropriate development.

### **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

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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.



