



Planning Committee

Wed 9 Dec
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

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

Wednesday, 9 December 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 - 4)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 11 th November 2015. (Minutes attached)
4. Update Reports	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
5. Application 2014/009/FUL - Land at Moons Moat Drive, Church Hill, Redditch, Worcestershire (Pages 5 - 26) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for 14 no. 3 bedroomed detached dwellings. Applicant : Mr David Baker (Report attached – Site Plan under separate cover) (Church Hill Ward)

PLANNING

Committee

Wednesday, 9 December 2015

<p>6. Application 2014/256/OUT - Phase II Brockhill East, Hewell Road, Brockhill, Redditch, Worcestershire</p> <p>(Pages 27 - 44)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a mixed use development of 296 dwellings, play area, Community House and public open space and an Outline application for up to 3,100 square metres of Class B1 (Business) floorspace and access.</p> <p>(No matters are reserved for the residential element of the application. In terms of the B1 element, all matters, except for access, are reserved for later consideration.)</p> <p>Applicant: Persimmon Homes South Midlands</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Batchley & Brockhill Ward)</p>
<p>7. Application 2015/265/RM - Land at Weights Lane, Bordesley, Redditch, Worcestershire</p> <p>(Pages 45 - 52)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Reserve Matters Application in respect of layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of Conditions 5, 9, 15 and 16 of the Outline Application reference 2012/120/OUT.</p> <p>Applicant: Bovis Homes Northern Region</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>8. Application 2015/297/FUL - 33 Brotherton Avenue, Webheath, Redditch, Worcestershire B97 5SA</p> <p>(Pages 53 - 56)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from an out-building to a small cattery to house 8 – 10 cats.</p> <p>Applicant : Mrs Joanne Beecham</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(West Ward)</p>
<p>9. Application 2015/298/RM - Land at Pumphouse Lane, Webheath, Redditch, Worcestershire</p> <p>(Pages 57 - 66)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Reserve Matters application for approval of appearance, landscaping, layout and scale of residential development of the erection of 200 houses, garaging and associated parking, access roads and landscaping and associated drainage and highways works (pursuant to Appeal Reference APP/Q1825/A/13/2205688 following Application 2012/207/OUT.</p> <p>Applicant: Barratt West Midlands</p> <p>(Report attached – Site Plan under separate cover)</p> <p>(West Ward)</p>

PLANNING

Committee

Wednesday, 9 December 2015

**10. Application 2015/326/FUL
- Valley Stadium,
Bromsgrove Road,
Batchley, Redditch,
Worcestershire B97 4RN**

(Pages 67 - 72)

Ruth Bamford, Head of
Planning and Regeneration

To consider a Planning Application for the creation of a new external 3G Artificial Grass Pitch, perimeter ball-stop fencing, installation of hard standing areas around the AGP for pedestrians, maintenance and emergency access, provision of outdoor storage for maintenance equipment and refurbishment of existing floodlights.

Applicant: Mr Chris Swan

(Report attached – Site Plan under separate cover)

(Central Ward)

11. 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”.

PLANNING

Committee

Wednesday, 9 December 2015

12. Confidential Matters (if any)

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



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Planning Committee

11th November 2015

MINUTES

Present:

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

Officers:

Nina Chana, Amar Hussain, Emma Newfield and Ailith Rutt

Committee Officers:

Debbie Parker-Jones

40. APOLOGIES

Apologies for absence were received on behalf of Councillors Joe Baker, Wanda King and David Thain.

Councillor Chalk expressed his apologies for not having been present at the October meeting and for not having tendered his apologies for this.

41. DECLARATIONS OF INTEREST

No declarations of interest were made.

42. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Planning Committee held on 14th October 2015 be confirmed as a correct record and signed by the Chair.

43. UPDATE REPORTS

It was noted that no Update Report had been published for the meeting.

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Chair

PLANNING

Committee

11th November 2015

44. APPLICATION 2015/244/FUL - ASTWOOD BANK FIRST SCHOOL, CHURCH ROAD, ASTWOOD BANK, REDDITCH B96 6EH

Demolition of existing two classroom educational building and erection of a new two storey six classroom building

Applicant: Astwood Bank First School

Ms Debbie Yarnold, Head Teacher of Astwood Bank First School, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to:

- 1) Conditions 1 and 2 as detailed on page 9 of the main Agenda report;**
- 2) Condition 3 in the main report being amended to read as follows:**

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 with the Local Planning Authority. This plan thereafter will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator prior to the occupation of the new building.

Reason: To reduce vehicle movements and promote sustainable access.

- 3) the following additional Condition:**

No demolition, site clearance or development shall take place until all trees and hedges to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS: 5837 2012: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

PLANNING

Committee

11th November 2015

Reason: To ensure the protection of trees and hedgerows in the interests of visual amenity.

(Officers confirmed orally to Members that the Conservation Officer had not raised any objections in relation to the impact of the proposal on the adjacent school building.

Having considered all of the information provided by Officers and the public speaker, Members wished to ensure that the travel plan promoting sustainable forms of access to the site had been agreed and was in place prior to the occupation of the new building, and therefore requested that the wording of Condition 3 in the main report be amended to reflect this.

Members also agreed an additional Condition to ensure the protection of the trees and hedges on the boundary of the site, as detailed in the additional Resolution 3 above.)

45. APPLICATION 2015/256/FUL - 25A DAGTAIL LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE B97 5QT

Resubmission of application 2015/176 for a proposed new dwelling

Applicant: Mr Ian Ray

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

Councillor Jane Potter – Ward Councillor
Mr Ian Ray – Applicant

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**

PLANNING

Committee

11th November 2015

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.

(It was noted that all Members of the Committee had received details of additional photographs and information provided by the applicant in advance of the meeting, and that these details had also been included in the Officer presentation.)

The Meeting commenced at 7.00 pm
and closed at 7.43 pm

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Chair

**PLANNING
COMMITTEE**9th December 2015

Planning Application 2014/009/FUL**14 No. 3 bedroomed detached dwellings****Land At, Moons Moat Drive, Church Hill, Redditch, Worcestershire****Applicant: Mr David Baker
Expiry Date: 4th July 2014
Ward: CHURCH HILL****(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.

Background

This application was reported to the 8th October 2014 Planning Committee where members of the Committee resolved to grant permission subject to the recommendation set out at the end of this report. For information, the report in full is contained below. As part of the approval, a S106 (legal agreement) was secured, requiring the applicant to provide financial contributions in respect of: Open Space (payable to the Borough Council); wheelie bins (payable to the Borough Council) and education provision (payable to Worcestershire County Council). WCC were requesting the education contribution based on data for that financial year. Following the October 2014 Committee resolution, the S106 has not, at the time of writing been completed and as such planning permission has not formally been granted. Data for the current financial year is such that the County Council are no longer seeking the education contribution and as such the resolution agreed by members at the previous Planning Committee requires amendment. That amended recommendation (removing the requirement for the applicant to pay the education contribution only), together with all planning conditions agreed previously is set out below.

Assessment of Proposal

Your officers are purely seeking members approval to resolve to grant planning permission as per the amended recommendation as set out below:

RECOMMENDATION

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

- a) **The satisfactory completion of a S106 planning obligation ensuring that:**
- Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD

**PLANNING
COMMITTEE**9th December 2015

- A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development

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

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

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

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

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

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

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

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

**PLANNING
COMMITTEE**9th December 2015

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

appropriate references to be inserted here

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

- 6) Prior to the commencement of development, details of an acoustic fence to be provided shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved details prior to the occupation of any of the dwellings hereby permitted.

Reason: In the interests of noise control to provide future occupiers of this development with an acceptable standard of amenity, in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 7) 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

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

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

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

**PLANNING
COMMITTEE**9th December 2015

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

- 10) 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.

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

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

- 12) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the LPA) shall be carried out until either;

- a site investigation has been designed and undertaken in accordance with details approved in writing by the LPA, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has been approved by the LPA or;

**PLANNING
COMMITTEE**9th December 2015

- If the above has been previously undertaken, the developer has submitted and obtained written approval from the LPA for an addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

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

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

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

- 14) A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording.
2. The programme for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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

C) With a written agreed date the site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision

**PLANNING
COMMITTEE**

9th December 2015

made for analysis, publication and dissemination of results and archive deposition has been secured.

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

- 15) The footpath which crosses the site shall remain unobstructed and available for the public to pass through it at all times whilst development works on site are in operation. The footpath shall remain open in perpetuity.

In the interests of allowing the public the opportunity of passing through the site to access amenities in the interests of sustainability and in accordance with the provisions of 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) 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
- 3) The developer is reminded of his responsibilities towards Protected Species and their habitats under separate legislation:

Wildlife and Countryside Act 1981;
Countryside and Rights of Way Act 2000;

The above legislation, together with E.E.C. Directives such as that on the Conservation of Wild Birds (79/409/EEC) and the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC), affords protection in law to certain wildlife species and their habitat/environment. Whilst no material issue in connection with protected species has come to light during the assessment of your planning application, should any be discovered during site clearance, demolition or redevelopment, the developer is advised to contact the Worcestershire Wildlife Trust at 01905 754919 www.worcswildlifetrust.co.uk OR English Nature at www.english-nature.org.uk.

**PLANNING
COMMITTEE**9th December 2015

- 4) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 5) 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.
- 6) 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.

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

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

**PLANNING
COMMITTEE**9th December 2015

Procedural matters

This application is being reported to the Planning Committee because the recommendation is to remove one of the three Heads of Terms agreed by Members at the October 2014 Planning Committee.

Redditch Borough Council Planning Committee**8th October 2014****Planning Application 2014/009/FUL****Erection of 14 detached three bedroomed houses****Land at Moons Moat Drive, Church Hill, Redditch**

Applicant: Mr David Baker
Expiry Date: 4th July 2014
Ward: CHURCH HILL

(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 is undeveloped and measures approximately 0.5 ha. It is surrounded by roads on all sides with Moons Moat Drive forming the northern boundary. Beyond this, to the north lies Moons Moat First School and residential development off Rickyard Lane, with Arley Close and Acton Close being closest to the site.

Moons Moat Drive is accessed via a roundabout to the west with the Coventry Highway to the south of the site. Battens Drive is an exit from the roundabout to the south of the site with the Arrow Valley Park lying a short distance away to the south-west.

The site is level throughout and contains a large number of young trees, grasses and other low lying vegetation. It is a poorly maintained site and generally overgrown. An informal footpath crosses the site linking Moons Moat Drive to the north, to the slip road off the roundabout to the south.

PLANNING COMMITTEE

9th December 2015

Proposal Description

This is a full planning application to erect fourteen, three bedroomed detached dwellings.

Three house types are proposed. Types A and B would have integral garages whilst Type C would have attached garages. All would have additional in curtilage parking.

Every house would be formed of brickwork walls, with smaller elements of render (to be used on Types A and B only) under a concrete tiled roof.

Vehicular access to serve the development is proposed to be formed from Moons Moat Drive. This would be at a point approximately 35 metres to the west of the Rickyard Lane junction from Moons Moat Drive.

Relevant Policies

Borough of Redditch Local Plan No.3

CS2 Care for the environment
 CS6 Implementation of development
 CS7 Sustainable location of development
 CS8 Landscape character
 B(BE)13 Qualities of good design
 C(T)12 Parking standards
 B(NE).1a Trees, Woodland and Hedgerows
 S1 Designing out crime

Emerging Draft Local Plan No.4

Policy 2: Settlement Hierarchy
 Policy 3: Development Strategy
 Policy 4: Housing Provision
 Policy 5: Effective and Efficient use of land
 Policy 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
 SPD Open Space Provision
 SPD Education contributions
 Worcestershire Waste Core Strategy (WWCS)

The site itself is undesignated within both Local Plan No.3 and the draft Local Plan No.4.

PLANNING COMMITTEE

9th December 2015

Constraints:

Tree Preservation Order (New Town No.8 1965);

Relevant Planning History

None

Consultations**Highway Network Control**

Highways comment that the proposed development is acceptable in highways terms and therefore raise no objection subject to the inclusion of conditions covering access, turning and parking and on site roads specification.

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

Arboricultural Officer

This site is currently of dense tree cover, and sits within an area Tree Preservation Order (New Town No.8 1965); however none of the trees on site are mature enough to be covered by this Order.

A visual barrier should be retained to screen the development from the adjacent roundabout and slip road. The tree retention plan does indicate that a decent amount of tree cover will remain to the Western and Southern boundaries.

A landscaping condition is needed to ensure that internal and boundary retentions and/or suitable replacement plantings are provided to the density indicated on the Tree Retention Plan and to provide further screening to parts of the Southern boundary.

Education Authority

Confirm that a financial contribution towards education provision would be required in this case

Area Environmental Health Officer

Given the proximity of the dual carriageway, noise impact from this source on the proposed development should be taken into consideration.

It is recommended that the applicant be directed to the WRS Technical Noise Guide which contains guidance including remediation. Standard contaminated land conditions should be attached to any consent.

PLANNING COMMITTEE

9th December 2015

North Worcestershire Water Management

Notes that the site is not located within an area of fluvial flood risk although it will be important to consider drainage so as not to cause or exacerbate flood risk elsewhere.

A public foul sewer is located nearby and therefore connection to this is unlikely to be a problem provided the applicant has received consent from Severn Trent Water to connect.

With regards to the discharging of any additional surface water created by the proposed new dwellings, the applicant has proposed to use soakaways. Porosity tests will be required in order to ascertain whether soakaways would be appropriate. The applicant is asked to consider other forms of SuDS techniques to dispose of surface water, such as rainwater harvesting or permeable paving. Subject to the imposition of and agreement to a drainage condition, no objections are raised.

Crime Risk Manager

No objection to the general layout of the development. From a Crime Risk point of view, it is unfortunate that the development has a footpath running through it since this has the potential to increase the risk of crime. Ideally, I would like to see the footpath removed and the development completely enclosed by fencing although this may be contrary to sustainability objectives.

Severn Trent Water Ltd

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

Worcestershire Archive and Archaeological Service

The development site is located to the south west of Moon's Moat which is a medieval moated site and to the east of the site lies the Roman road of Ryknild Street. There is potential for below ground archaeological remains dating to the Roman and medieval periods although the disturbance from the construction of the dual carriageway should be taken into account. In this instance, an archaeological watching brief on all groundworks would be a sufficient method of assessing the archaeological remains in this area. This should be required via planning conditions.

Public Consultation Responses

Responses against

2 letters received raising the following summarised comments:

- Accidents are likely to increase as Moons Moat drive becomes busier. Access point too close to the roundabout

PLANNING COMMITTEE

9th December 2015

- Footpath crosses site allowing access to Arrow Valley Park, Moons Moat First School and nearby employment units and supermarket. Concerns raised if this could not be used
- Construction traffic likely to cause problems

Assessment of proposal

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

Principle

The site is undesignated within both LP No.3 and the emerging LP No.4, and therefore any use should be considered in terms of its appropriateness in that location, and its likely impacts on any surrounding development. In this case, to the north and east lies residential development, to the west lies a small employment area (site IN27). To the south of the Coventry highway lies employment land (with access off Battens Drive), and to the south west, public open space in the shape of the Arrow Valley Park.

Given that the nearest uses to the site are those of the residential areas off Rickyard Lane, it is therefore considered appropriate to use the site for residential purposes, as it can be easily contained within the site and is unlikely to cause any significant harmful impacts on surrounding uses. Similarly, existing surrounding uses would not cause harm to the residential amenities enjoyed by future occupiers of this development.

Design and layout

The layout of the development is that of a simple cul-de-sac arrangement which retains the informal footpath link through the site.

It is noted that the surrounding character and pattern of residential development varies and is somewhat more dense than is proposed under this application which comprises a density of 28 dwellings per hectare. The shape and size of the site together with the importance of retaining a footpath link across the site has dictated the general form of the layout with access onto Moons Moat Drive and a turning head within the site for service vehicles.

The layout proposed is considered to be appropriate to the sites constraints which include a significant quantity of vegetation, some of which would be retained, particularly at the western corner of the site to minimise visual impact from the roundabout and to afford an acceptable standard of private amenity for future occupiers.

The site and its resultant layout have led Worcestershire Regulatory Services to comment in respect of the proposed developments proximity to busy nearby roads and the issue of noise intrusion for future occupiers of the development. Although a tree screen would remain to the perimeters, it is recommended that a condition be imposed in the case of permission being granted which would require the provision of acoustic fencing to all perimeters in the interests of protecting the amenities of future occupiers of the development.

PLANNING COMMITTEE

9th December 2015

Any impact upon the nearest (existing) residents is likely to be minimal given the significant distance which exists between the site and properties to the north, in Acton Close.

It is noted that only two representations have been received in objection despite the extensive consultation process. The representations received concern wider highway safety impact concerns rather than those relating to loss of private residential amenities such as overlooking or loss of sunlight.

Since vegetation to the sites perimeters would be retained, the residential development of the site in the manner proposed would be unlikely to be visually prominent from any surrounding viewpoint and to road users, who will generally be the only viewers of the site.

The design and appearance of the dwellings is also considered to be acceptable with the development complementing the character and appearance of the surrounding area. The dwellings would be two storey height with standard pitched roofs. All of the dwellings would have red facing brickwork walls with contrasting red brick string courses and detailing. Smaller elements of render would be used to House Types A and B. Cills to the front elevations would be in reconstituted stone in a natural colour. Roofs are intended to be of concrete interlocking tile construction.

Each of the dwellings would comply with minimum garden sizes in accordance with the Councils SPG 'Encouraging Good Design'. The dwellings would comply with other minimum spacing standards as set out in the SPG.

Windows serving habitable rooms have been inserted in gable elevations of the dwellings where appropriate in order to provide passive surveillance over public areas in accordance with secured by design advice.

Landscaping

Shrubs and trees to the perimeter of the site would be retained, whilst the remainder of the growth on the site would need to be cleared to accommodate the proposed development. In order to ensure that this is the case, and to soften the appearance of the development it is recommended that this be ensured through the imposition of a condition regarding landscaping and boundary treatments. It is therefore considered that the proposal would not cause any detrimental impacts to the visual amenity of the site or its surroundings, and as such is considered to be compliant with policy.

Highways, access and parking

Notwithstanding the representations received in respect to highway safety, County Highways officers have raised no objections to the proposed access and parking arrangements, commenting that the additional vehicle trips associated with such a development would not have a detrimental impact upon the surrounding highway network.

PLANNING COMMITTEE

9th December 2015

Officers are satisfied that the conditions as requested by Highway Network Control are necessary and reasonable having regard to government guidance which exists with respect to planning conditions (Para 206 of the NPPF). It is not considered appropriate in this case to seek the infrastructure contribution following legal advice which has been received.

Sustainability

The site lies within the urban area of Redditch, and is therefore considered to be in a sustainable location. The retention of the existing footpath is important since it links the School (immediately to the north) with employment generating uses, a supermarket and public open space to the south of the site. The site is considered to be within easy walking distance of such amenities therefore placing less reliance on the private motor car, in line with planning policy objectives.

Wildlife

The site has no special wildlife designations and therefore there is no requirement in planning policy terms to pursue the matter further. However, other protections would still apply under other relevant legislation and an informative to that effect is recommended.

Planning Obligation required

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation which in this case would cover:

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, is required in compliance with the SPD.
- A contribution towards County education facilities. The County have confirmed that there is a need in this area to take contributions towards three schools: Moon's Moat First, Church Hill Middle and Arrow Vale High School.
- A contribution to provide refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy

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

This site has been identified as a potential housing site through the Asset Disposal Programme and declared surplus by Executive Committee.

Conclusion

It is considered that the proposals comply with the relevant planning policy framework, and would be unlikely to cause any harm to amenity or safety. Subject to the satisfactory completion of the planning obligation, a favourable recommendation can be made.

**PLANNING
COMMITTEE**

9th December 2015

RECOMMENDATION

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

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

and

- b) Conditions and informatives as below:**

Conditions

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

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

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

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

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

**PLANNING
COMMITTEE**9th December 2015

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

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

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

appropriate references to be inserted here

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

- 6) Prior to the commencement of development, details of an acoustic fence to be provided shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be erected in accordance with the approved details prior to the occupation of any of the dwellings hereby permitted.

Reason: In the interests of noise control to provide future occupiers of this development with an acceptable standard of amenity, in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 7) 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

- 8) Development shall not commence until the engineering details and specification of the proposed roads and highway drains have been submitted to, and approved in

**PLANNING
COMMITTEE**9th December 2015

writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

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

- 10) 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.

- 11) No development approved by this permission shall be commenced until:

a) A desktop study identifying previous site uses, potential contaminants and other relevant information and using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been undertaken and submitted in approval for writing by the LPA;

b) If deemed necessary as a result of the desktop study, a site investigation has been designed using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model), and has been submitted to and approved in writing by the LPA;

c) The site investigation has been undertaken in accordance with details approved and a risk assessment has been produced;

d) A method statement detailing the remediation requirements using the information obtained from the site investigation has been approved in writing by the LPA.

**PLANNING
COMMITTEE**9th December 2015

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

- 12) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the LPA) shall be carried out until either;

- a site investigation has been designed and undertaken in accordance with details approved in writing by the LPA, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has been approved by the LPA or;

- If the above has been previously undertaken, the developer has submitted and obtained written approval from the LPA for an addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

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

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

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

- 14) A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

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

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

**PLANNING
COMMITTEE**

9th December 2015

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

C) With a written agreed date the site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

- 15) The footpath which crosses the site shall remain unobstructed and available for the public to pass through it at all times whilst development works on site are in operation. The footpath shall remain open in perpetuity.

In the interests of allowing the public the opportunity of passing through the site to access amenities in the interests of sustainability and in accordance with the provisions of 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) 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
- 3) The developer is reminded of his responsibilities towards Protected Species and their habitats under separate legislation:

Wildlife and Countryside Act 1981;
Countryside and Rights of Way Act 2000;

The above legislation, together with E.E.C. Directives such as that on the Conservation of Wild Birds (79/409/EEC) and the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC), affords protection in law to certain wildlife

**PLANNING
COMMITTEE**9th December 2015

species and their habitat/environment. Whilst no material issue in connection with protected species has come to light during the assessment of your planning application, should any be discovered during site clearance, demolition or redevelopment, the developer is advised to contact the Worcestershire Wildlife Trust at 01905 754919 www.worcswildlifetrust.co.uk OR English Nature at www.english-nature.org.uk.

- 4) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.
- 5) 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.
- 6) 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.

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

**PLANNING
COMMITTEE**9th December 2015

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

Procedural matters

This application is being reported to the Planning Committee because the recommendation is that permission be granted subject to a planning obligation and because two (or more) objections have been received.

**PLANNING
COMMITTEE**9th December 2015

Planning Application 2014/256/OUT

Mixed use development of 296 dwellings, play area, Community House and public open space and outline application for up to 3,100 square metres of Class B1 (Business) floorspace and access.

This is an outline planning application. No matters are reserved for the residential element. In terms of the B1 element, all matters, except for access, are reserved for later consideration.

Phase II Brockhill East, Hewell Road, Brockhill, Redditch, Worcestershire

**Applicant: Persimmon Homes South Midlands
Expiry Date: 19th December 2014
Ward: BATCHLEY AND BROCKHILL**

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is formed of three fields adjacent to the recently constructed phase 1 development at Brockhill East. These fields lead north eastwards and slope such that the top of the slope continues round from Lowans Hill Farm, and the bottom of the hill reaches the rear of the Mettis factory which fronts Windsor Road. To the western boundary of the site lies the railway line. A further field separates the site from Weights Lane to the north.

Proposal Description

There are two distinct elements to this proposal:

- 1) The first is an outline application including access details for commercial development. Matters of appearance, landscaping, layout and scale are reserved for future consideration, and therefore only the principle of the use and the access details provided are to be considered here. The approximate location of the units is shown on the layout plan, as a result of the access details being provided.

The proposal is for B1 office/business uses to be located to the southern end of the site, along the boundary at the rear of the existing industrial occupiers. The main access road into the site would lie to the north of these units, continuing the existing access road that leads from the roundabout to the west. Access points from the main route into the site are shown, with an indication of how five buildings might be arranged with car parking around them to accommodate these uses, however these details are indicative only at this stage.

**PLANNING
COMMITTEE**

9th December 2015

- 2) The second element is the full detailed application for 296 dwellings which would be accessed along Pointers Way, recently constructed to serve phase one, leading from the roundabout, across the existing open space corridor and then along past the recent housing development leading eastwards and roughly parallel with the southern site boundary. The two roads that currently stop at the edge of the field, Burrington Close and Dovecote Close would continue through the application site, with the office development proposals to the south as for the earlier phase, and housing to the north, and then between the road and the railway line. Towards the north eastern end of the site, the two roads would join in a T junction.

The housing would front the main access roads and the open space to the west of the site, and as such the layout incorporates rear parking areas and pedestrian routes which permeate the site. Open space provision is shown between the two roads at the southern end of the site, and at the top of the hill as had previously been indicated on the masterplan that accompanied the phase one scheme.

The dwellings would be a mix of units as follows:

Size of units	Private	Social	Total
1 bed	0	4	4
2 bed	29	58	87
3 bed	115	21	136
4 bed	63	6	69
<i>Totals</i>	207	89	296

The dwellings proposed are similar in style and design to those on the adjacent recent Brockhill development. They are of brick and tile construction, and 2 - 2½ storeys in height (except for five bungalows), arranged in small blocks or detached. The dwellings generally front onto the road network proposed, with a linear form of dwellings backing onto the railway line.

The application also includes the access details for these developments, which are on the road layout, including the main spine roads and the roads that would serve the residential development.

A masterplan has been included within the application to demonstrate how this application could be Phase Two of a larger development area which would include significantly more housing and a district centre including a school in the future. However, the application for consideration here today could be built as a 'stand alone' housing development as it is a comprehensive scheme in its own right. Therefore, there should be no further consideration of further phases at this stage.

The application is supported by a design & access statement, an affordable housing delivery plan, a statement of community involvement, a transport assessment including travel plan, a heritage statement, a flood risk assessment, a noise assessment, a landscape and visual appraisal, an ecological appraisal, a

**PLANNING
COMMITTEE**

9th December 2015

tree assessment, a planning statement, a contaminated land study and statement of community involvement.

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

CS2	Care for the environment
CS5	Achieving balanced communities
CS6	Implementation of development
CS7	Sustainable location of development
CS8	Landscape character
S1	Designing our crime
B(HSG)5	Affordable housing
B(BE)13	Qualities of good design
B(BE)19	Green architecture
B(BE)28	Waste management
B(BE)29	Construction waste
B(NE)1a	Trees, woodland and hedgerows
B(NE)3	Wildlife corridors
B(RA)3	Areas of development restraint
L2	Education provision
E(EMP)6	North west Redditch master plan – employment
C(T)2	Road hierarchy
C(T)12	Parking standards
R1	Primarily open space
R3	Provision of informal unrestricted open space
R4	Provision and location of children's play areas

The site comprises land designated under 'IN67' for employment purposes and part of the area designated as an ADR (area of development restraint) in Local Plan 3.

The relevant policies seek to protect IN67 land for employment generating uses such as B1, B2 and B8 and ADR land for residential development beyond April 2011 where it has been subject to a review in a Development Plan Document.

Emerging Borough of Redditch Local Plan No.4

4	Sustainable travel and accessibility
8	Housing provision
9	Effective and efficient use of land
29	Brockhill East strategic site

Policy 29 includes a list of criteria which development on this site and others near it should meet in order for proposals to be considered favourably. It identifies an area east and north of Brockhill where further residential (and other) development to meet the needs of the Borough could reasonably and sustainably be located.

**PLANNING
COMMITTEE**9th December 2015

Other relevant documents

SPG Encouraging good design
SPG Open Space
SPG Education
SPG Designing for community safety
SPG Affordable housing
Worcestershire Community Strategy (WCS)
Worcestershire Local Area Agreement (WLAA)
Worcestershire Local Transport Plan (WLTP)
Redditch Sustainable Community Strategy (SCS)

Relevant Planning History

2011/177/OUT relates to the phase one development of 177 dwellings and 6 B1 office units and was granted permission on 3 October 2011 and the residential element has now been constructed. The B1 units continue to be marketed. This was also a hybrid application containing the full details of the residential element and outline with only access details for the B1 use.

Consultations**Network Rail- Town Planning Team LNW**

Confirm that they have had no dialogue with the developer in relation to the provision of a pedestrian bridge across the railway line.

Area Environmental Health Officer - noise

Concerns were raised regarding the methodology of the noise survey work and as such further information has been provided by the applicant. No objection is now raised subject to the imposition of conditions.

Contaminated Land- Worcestershire Regulatory Services

No objection subject to conditions regarding management of contamination and risks thereof

Area Environmental Health Officer – Air quality

No objection subject to condition

Arboricultural Officer

No objection to amendments subject to conditions regarding the protection and care in the long term of the trees to be retained.

Leisure Services Manager

Location of play equipment considered to be acceptable – full details requested by condition.

Housing Strategy

No objection

PLANNING COMMITTEE

9th December 2015

Highway Network Control

No objection to information provided, however more information was requested and has now been received. As such, requested conditions will be considered and follow if necessary.

Community Safety Officer

Most of the concerns raised have been addressed through the submission of amended plans

Parks And Green Space Development Officer

No objection subject to conditions

Development Plans

Overall, there is support for the proposed development as it contributes towards delivery of the emerging Local Plan and its policies. Keen to see the marketing details of the B1 element to ensure that it is made available and brought forward as soon as possible.

Environment Agency

No objection

Education Authority

The County Council continues to negotiate with Persimmon Homes over the provision of a new school to serve the East Brockhill development, and as such have requested provisions be included in a S106 legal agreement towards the financing and provision of such a facility.

North Worcestershire Water Management

Supporting documentation welcomed as thorough and good quality – no objection subject to conditions

Public Rights Of Way

No Comments Received

Severn Trent Water Ltd

No Comments Received

Waste Management

No Comments Received

Worcestershire Archive And Archaeological Service

No objection subject to conditions requiring further survey work prior to development commencing.

PLANNING COMMITTEE

9th December 2015

Public Consultation Response

1 letter of objection received raising the following concerns:

- Keen to ensure that does not prevent future development phases of the Brockhill East strategic site
- Keen to ensure that this application is provided for in terms of its impacts on infrastructure and contributing towards their maintenance/upgrade
- Would prefer to see the link to Weights Lane being included, and if not, at least the road right up to the red line boundary to ensure future development not precluded.

Assessment of Proposal

Residential proposal

Principle

The residential element of the proposal is located within an area designated within Local Plan 3 as an ADR and as such the site is protected for potential residential development to meet local needs beyond 2011. Emerging policy identifies this site and other land around it as a sustainable location for mixed use development including residential, to meet local needs and thus considers it a strategic site. It also identifies a local housing need. The residential development potential at this site contributes towards the Council's five year land supply.

Therefore, it is considered that the principle of the development of this site for residential purposes accords with both the current and the emerging local policy framework and consideration of the details follows.

Affordable Housing

The emerging policy seeks 30% of the housing to be provided as affordable housing to meet the Borough's needs, and as such 89 units are proposed for this purpose as set out in the table above. These have been spread throughout the site and as such meet the policy requirements.

The scheme includes a proposal for one of the bungalows to be built in such a way that it can initially be used as a community house where local community groups and residents can book sessions for meetings, as a lack of such facilities in the wider Brockhill area has been identified. However, it would be the intention that it would change to a residential use once alternative, purpose built facilities are in place as part of the wider strategic development of Brockhill East. A condition to this effect is recommended below to retain this facility until such time that an alternative exists.

Open space, play and recreation

The proposed informal open space would be sufficient to serve the residents of the development proposed, along with use by the residents of the phase 1 scheme. It is noted that it is the intention of the applicant to transfer the open space to the Council for future maintenance, with a commuted sum towards the maintenance costs. This also complies with the policies set out in the SPD and the identified local need.

PLANNING COMMITTEE

9th December 2015

It is likely that playing pitches would be provided in the vicinity of the current application site as the demand for them would rise to a sufficient level that their provision would be required. It is recommended that a clause be included in the planning obligation to seek a contribution towards other equipped play provision in the vicinity rather than provide any on site, if future development does not occur within a specified period, in order that no long term deficiency of provision occurs in relation to occupiers of this site.

The equipped play area at the top of the slope to the south western part of the site is considered to be an appropriate location for this equipment, as it would be on a flatter part of the site where pitches and equipment could be provided more effectively. However, details of the equipment and their installation and maintenance would be dealt with as part of the legal agreement. The quantum of development on this and adjacent sites is such that the provision of on-site equipped play is required, hence its inclusion in the amended scheme.

Design and layout

The design and appearance of the proposed dwellings is similar in style, materials, bulk, massing and size to those of adjacent residential estates at Brockhill further to the west, particularly the recent phase 1 development. It is therefore considered that the overall character and appearance of the proposed residential development would be appropriate to the surrounding developments in the area.

There are no concerns regarding overlooking, loss of light, privacy etc between the proposed dwellings due to their design, orientation and levels. The layout and the design of the dwellings is sympathetic to the topography of the site and therefore the overall impact in landscape terms is considered to be appropriate and acceptable.

The design and location of development is such that it would be unlikely to result in any noise, light or air pollution and there have been no objections on these grounds from Environmental Health Officers when commenting on the proposals, subject to the imposition of conditions.

Landscaping and trees

There is minimal existing planting on the site currently, with the exception of some hedgerows that form field boundaries, and some mature trees that are protected by TPO. These are retained in the form and layout of the proposed new development. The survey of the site and the proposals are considered to be acceptable and the new development proposed includes significant additional trees, including tree-lined avenues along the main thoroughfares.

Highways, parking and access

The highways engineers have raised no objections to the layout and parking arrangements proposed and as such these are considered to be acceptable as they accord with the local requirements.

PLANNING COMMITTEE

9th December 2015

Due to the significant size and nature of the proposal, the County Highway Officer is also advising on the impact of the proposed development on the wider highway network, in order that appropriate requirements can be included in the planning obligation. As noted in the comments above, there are no off-site junction improvements required as a result of this development, as the traffic modelling has demonstrated that the surrounding road network has sufficient capacity for the development proposed.

The main spine route shown proposed through the site, which would access both the residential and B1 elements of the proposal (continuation of Burrington Close), would be considered as a local distributor road. The number of accesses off the main spine route has been minimised through the design process such that each residential access serves several properties, and similarly one access serves all the B1 units. There is therefore not perceived to be any likely harm to highway safety from the proposed design, subject to the junctions all meeting the required specifications.

The applicant has also agreed to enter into a bond (for a specified period) to be used for any future unanticipated highway works such as the addition of double yellow lines, in case of need. This is dealt with in the planning obligation section below, which is considered to be welcome.

Sustainability

Due to the increasing standards demanded through the Building Control regulations separate from the planning process, it is anticipated that this development would be implemented to a highly sustainable standard, if consent is granted. The supporting information indicates that in most areas the proposal is to a good standard of sustainability and that every dwelling would have features such as water butts, compost bins and secure cycle storage. Building regulations will further require sustainability features to be integrated into the buildings, so the matter needs no further consideration here.

Planning Obligation

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation:

- A contribution towards County education facilities would normally be required in relation to the private market housing proposed; and
- A contribution towards playing pitches, play areas and open space in the area due to the increased demand/requirement from future residents is required in compliance with the SPG; and
- The proposal would also require that 30% of the dwellings be provided as affordable units for social housing in line with SPD policy and their retention for this purpose in perpetuity; and

PLANNING COMMITTEE

9th December 2015

- A contribution towards the provision of wheelie bins for each dwelling on the development; and
- Town centre strategy contributions.

However, in this case, the issues are slightly different, as noted under the separate headings above. Therefore, in this case, the S106 planning obligation as proposed would seek the following:

- A contribution towards education provision including both financial and land assets relating to the provision of a new school; and
- Arrangements for the provision and maintenance of the on-site open space and play equipment and contributions or other mechanisms towards off-site playing pitch provision; and
- 89 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits); and
- A contribution towards the provision of wheelie bins for each dwelling on the development; and
- Highways matters as agreed with the County Highways Authority; and
- Marketing details to be agreed and implemented in relation to the B1 element of the site; and
- Town centre strategy contributions.

An agreement has been drafted with input from the applicant's and the Council's solicitor on this basis.

For all these reasons, the residential element of the proposals is considered to be acceptable.

Outline Business Proposal

The location of the B1 units proposed falls within the IN67 designation within Local Plan 3, which is designated for B1 (business), B2 (general industrial) and B8 (storage and distribution) uses. Both the Local Plan and the evidence base for the emerging local plan identify a need for this type of development and an appropriateness to site it in this location. As such, the principle of the B1 units proposed in this location is considered to be acceptable.

There are no concerns raised by the Highways Officer in relation to the access road and the access points leading from it to the B1 locations, and therefore there are no concerns raised regarding access and safety. Matters of pedestrian/cycle access and parking requirements would be dealt with under the detailed layout provided in a future application and so are not of concern here. The adjacent highway is of a suitable standard that it could support a future bus service which might assist in accessing the site sustainably, however bus service provision is not a matter that can be controlled through the planning arena.

PLANNING COMMITTEE

9th December 2015

Other matters

Matters of scale, appearance, layout and landscaping are reserved for a future application where such details would be provided and considered under the policy framework at that time. There are no planning obligation requirements directly related to the business element of the proposal, as the policy framework does not require it.

Linked Issues

The policy framework identified the need for the B1 units within the plan period 2006-2011 on site IN67, however the residential development of the ADR land was not required until after that plan period. Due to the timing of this application beyond the beginning of 2011, and therefore the current local plan period, it is not considered necessary to require that the B1 units be provided ahead of the residential development, as the need for the residential element of the proposals here is as current as that for the B1 uses. In fact, the residential development and resultant implementation of the spine road would make the use of the IN67 land for employment uses more likely and thus to some extent the residential development could be seen as enabling the potential employment uses to come forward.

The regulations require a time limit for commencement of development to be attached to a planning consent, and also, where reserved matters are involved, that a time limit for the submission of further details be attached.

In this case, two linked conditions are recommended, to cover the full residential element of the proposal and also the outline B1 elements, such that the residential should commence within the usual three years from granting of consent, and that the B1 element cannot commence until the relevant outstanding reserved matters have been granted and that these should be submitted within three years of the consent being granted and implemented within five years. This reflects the usual standard conditions, but combines them appropriately for the nature of this application.

Conclusion

In consideration of all the above matters the proposal complies with the relevant local and national planning policy framework in principle and in detail and would be unlikely to cause harm to interests of amenity or safety, providing conditions are imposed.

RECOMMENDATION:

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

- a) **The satisfactory completion of a S106 planning obligation ensuring:**
 - o A contribution towards education provision including both financial and land assets relating to the provision of a new school; and

**PLANNING
COMMITTEE**9th December 2015

- Arrangements for the provision and maintenance of the on-site open space and play equipment and contributions or other mechanisms towards off-site playing pitch provision; and
- 89 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits); and
- A contribution towards the provision of wheelie bins for each dwelling on the development; and
- Highways matters as agreed with the County Highways Authority; and
- Marketing details to be agreed and implemented in relation to the B1 element of the site; and
- Town centre strategy contributions;

and

b) Conditions and informatives as summarised below:

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

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

- 2)
 - a) Development on any part of the site shall not commence until all reserved matters or full permission have been granted approval for that part of the site, as applicable.
 - b) Application for approval of matters reserved in this permission shall be made to the Local Planning Authority in respect of each element of B1 uses of the development as agreed with the Local Planning Authority not later than 3 years from the date of this permission.
 - c) The development hereby permitted shall begin not later than 2 years from the date of approval of the last of the reserved matters to be approved.
 - d) The matters reserved for subsequent approval include the following:-
Layout, scale, appearance and landscaping for the B1 uses of the site

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

- 3) Prior to the commencement of residential development details of the form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings and garages shall be submitted to and approved in

**PLANNING
COMMITTEE**9th December 2015

writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

- 4) Prior to the commencement of the residential element of the development, details of measures to enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Where reserved matters are required, these details should be included within any landscaping reserved matters application. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainability and biodiversity and in accordance with Policies CS2, B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

- 5) The development hereby permitted shall be implemented in full accordance with the tree protection measures noted in the tree assessment report submitted in support of this application unless otherwise agreed in writing with the Local Planning Authority. This shall include details of any tree surgery works and measures for their protection during the course of development. The tree surgery works and tree/hedgerow protection measures shall be fully implemented prior to occupation.

Reason:-To safeguard the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3

- 6) Prior to the commencement of residential development, plans and details of litter and dog bin provision shall be submitted to and approved in writing by the Local Planning Authority. Where reserved matters are required, these details should be included within any landscaping reserved matters application submitted. The development shall be implemented in accordance with the approved plans and details.

Reason: In the interests of the health and wellbeing of the future community and in accordance with Policies CS5 and B(BE)28 of the Borough of Redditch Local Plan No.3.

- 7) Prior to the commencement of the residential development, details of the parking courtyard access gates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and these shall be maintained on site for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.

**PLANNING
COMMITTEE**9th December 2015

Reason: In the interests of visual amenity and security and in accordance with policies B(BE)13 and S1 of the Borough of Redditch Local Plan No.3.

- 8) The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.

Reason: To prevent indiscriminate parking in the interests of Highways safety and in accordance with the NPPF and Policy CS6 of the Borough of Redditch Local Plan No.3.

- 9) The residential development hereby approved shall not be occupied until a marketing strategy for the B1 development land has been submitted to and approved in writing by the Local Planning Authority. Marketing shall be carried out in accordance with the approved strategy, which shall include timescales including reference to the completion of the residential development.

Reason: To encourage the provision of B class accommodation in the town on a designated site in accordance with Policy E(EMP)6 of the Borough of Redditch Local Plan No.3 and the NPPF.

- 10) A) No demolition/development shall take place other than in accordance with the Archaeological evaluation submitted in support of the application and not until the recording of the iron age enclosure has been completed.

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

Reason: To safeguard the historic environment assets of the site and record them for future information in accordance with the NPPF.

- 11) Prior to the commencement of development the developer must provide an Air Quality Impact Assessment. The Air Quality Impact Assessment must be undertaken by a suitably qualified professional(s). The Air Quality Impact Assessment must consider the impact of the development on local air quality and relevant sensitive receptors, the impact of existing local air quality on the development and relevant sensitive receptors and any necessary mitigation. Additionally, the cumulative impact of all locally committed developments (small scale and large scale major sites i.e. >10

**PLANNING
COMMITTEE**9th December 2015

properties) on existing local air quality must be considered to assess if further mitigation measures, other than those recommended as part of the above, are required.

The details of all required mitigation measures identified as part of the above must be agreed with the Local Planning Authority. All required mitigation measures must be carried out in accordance with the details agreed by the Local Planning Authority prior to the operation/occupation of the development.

Reason: To assess the potential health risks to relevant sensitive receptors from local air quality and identify required mitigation measures. NPPF Paragraph 124 states "Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decision should ensure that any new development in Air Quality Management Areas is consistent with the local Air Quality Action Plan.

- 12) Prior to the commencement of development, the applicant must supply a full drainage plan showing the location of the attenuation basins, overflow routes and connections to the foul system. This needs to be approved in writing before any work starts on site.

The approved attenuation system shall be brought into use, or such other approved temporary measures, to ensure there is no increased flood risk to vulnerable neighbouring properties or infrastructure during construction. There should be no increase in silt runoff into the Hewell Stream during construction and such prevention measures should be put in place.

The development shall be implemented in accordance with the approved details, which shall include a timetable relative to the construction and occupation of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

- 13) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until sub-conditions a to e below have been complied with:

a) A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the

**PLANNING
COMMITTEE**9th December 2015

preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

b) Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

c) Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

e) Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

**PLANNING
COMMITTEE**9th December 2015

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 14) Prior to the commencement of residential development, details of the method of construction and surfacing materials to be used within the Root Protection Areas (RPAs) of trees T1, T38 and TG8 shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

Reason: In the interests of the longevity of the trees, the construction method and surface materials need to be appropriate.

- 15) No part of the development hereby approved shall be occupied or brought into use until full details of a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens), has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan thus approved shall be fully implemented upon first use or occupation of the development and thereafter, all landscaping to which the plan relates shall continue to be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 16) Prior to the commencement of development, details of the play equipment, surfacing and means of enclosure of the play area, and its future management arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The equipment and associated works shall be implemented in accordance with the approved details prior to the occupation of the residential development.

Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area.

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

Full list of plans and documents to be inserted here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to

**PLANNING
COMMITTEE**9th December 2015

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

- 18) As requested by WRS regarding noise
- 19) A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - b) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

- 20) As requested by county highways (to be confirmed)
- 21) Prior to the commencement of each phase of development (residential, or that covered by reserved matters), details of the location and specification of the proposed bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plans.

Reason: In the interests of enhancing biodiversity in accordance with the NPPF.

**PLANNING
COMMITTEE**9th December 2015

- 22) Prior to the commencement of development, a Landscape and Nature Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plan. The plan shall cover a period of at least ten years from the commencement of occupation of the development.

Reason: In the interests of biodiversity enhancement in accordance with the NPPF objectives.

- 23) The bungalow for community uses shall be built with those dwellings around it and its plot shall not be left undeveloped when the remainder of the residential development hereby approved is built out. It shall remain in use as a community facility until such time as an appropriate alternative facility exists within 2 miles of the site. Prior to its cessation as a community facility and occupation as a residential bungalow, the change of use shall be agreed in writing by the Local Planning Authority in order to discharge this condition.

Reason: In the interests of providing adequate community infrastructure in relation to the development.

Informatives

- 1) The Local Planning Authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement and because the application is for major development (more than 10 dwellings). As such the application falls outside the scheme of delegation to Officers.

**PLANNING
COMMITTEE**9th December 2015

Planning Application 2015/265/RM**Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of conditions 5, 9, 15 and 16 of the outline application reference 2012/120/OUT.****Land At, Weights Lane, Bordesley, Redditch, Worcestershire****Applicant: Bovis Homes Northern Region
Expiry Date: 18th December 2015
Ward: ABBEY****(see additional papers for Site Plan)**

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is the northern part of a green field, currently used for agricultural grazing purposes. There is a pair of semi-detached cottages of painted brick and clay tile to the Weights Lane frontage near the railway line, and these are excluded from the application site. The field is largely grassed and contains two solitary mature trees which are protected by a Tree Preservation Order (TPO).

The site is bounded by the railway line to the west, the A441 Alvechurch Highway to the east and Weights Lane to the north. Weights Lane is the district boundary; beyond is land controlled by Bromsgrove District Council. The southern boundary of the site falls across the middle of this land, and is a line running E-W roughly in line with the tennis courts at the Abbey Stadium opposite.

North of Weights Lane the fields slope down towards the River Arrow and then the valley rises to the north on the other side of the river. This land falls within the neighbouring district of Bromsgrove.

To the west of the railway line is more agricultural land, with the site being opposite the Abbey Stadium across the A441. The Abbey Stadium site is quite open, with a grass bund mound separating it from the road. Beyond the field to the south of the site are residential properties on Birmingham Road. Some front directly onto the Alvechurch Highway, however most are accessed from Birmingham Road.

Proposal description

The application follows the granting of outline consent for up to 200 dwellings and 5000m² of B1 office floorspace.

PLANNING COMMITTEE

9th December 2015

The application seeks consent for the details of scale, appearance, layout and landscaping for all 200 dwellings. The site has been designed with development facing the frontages of Weights Lane and Birmingham Road, with a crescent feature facing the new roundabout agreed as part of the outline application. A run of residential properties on the western part of the site would back onto the railway line. The proposal includes opportunities for informal play around the two TPO trees in order to keep development at a distance from them, and also includes routes through the site for pedestrians and cyclists from Weights Lane at the north towards the subway under the A441 south of the site at the end of the Birmingham Road cul de sac.

The dwellings would be almost entirely 2 storey, except for 2 bungalows and 6 three storey semi-detached properties. The bungalows are proposed as part of the social housing provision. The dwelling details include features such as string courses, arched detailing above windows, and are largely designed so that they do not present blank elevations to the public domain. There are some rendered elements, but these have been kept to a minimum. The dwellings each have their own garden area and allocated parking provision in close proximity.

Amendments have been received in response to comments from consultees and the public and this report deals with the most recent details and thus those for consideration now.

The application also sought the discharge of various conditions attached to the outline application, however these are not for consideration here as they are being dealt with by relevant specialist officers as usual and are effectively a separate application. A separate reserved matters application can be made at a later date in relation to the B1 element of the outline permission, as that land has been excluded from this application.

Relevant Policies :

Borough of Redditch Local Plan No.3:

CS02 Care for the Environment
CS05 Achieving Balanced Communities
CS06 Implementation of Development
CS07 The Sustainable Location of Development
CS08 Landscape Character
S01 Designing Out Crime
BHSG05 Affordable Housing
BBE13 Qualities of Good Design
BBE19 Green Architecture
BBE28 Waste Management
BBE29 Construction Waste
BNE01 Overarching Policy of Intent
BNE01A Trees, Woodland and Hedgerows
BNE03 Wildlife Corridors
BNE10 Sites of National Wildlife Importance

**PLANNING
COMMITTEE**

9th December 2015

BRA02 Housing in the Open Countryside Outside the Green Belt
 BRA03 Areas of Development Restraint
 EEMP06 North West Redditch Mater Plan Employment
 CT02 Road Hierarchy
 CT11 Road Schemes
 CT12 Parking Standards
 R01 Primarily Open Space
 R02 Protection of Incidental Open Space
 R03 Provision of Informal Unrestricted Open Spaces

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
 Policy 3: Development Strategy
 Policy 4: Housing Provision
 Policy 5: Effective and Efficient use of Land
 Policy 6: Affordable Housing
 Policy 11: Green Infrastructure
 Policy 12: Open Space Provision
 Policy 17: Flood Risk Management
 Policy 18: Sustainable water Management
 Policy 19: Sustainable travel and Accessibility
 Policy: 39 Built environment
 Policy: 40 High Quality Design and Safer Communities
 Policy 46: Brockhill East

Others:

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

Relevant Planning History

2011/270/OUT	Residential development of up to 220 dwellings with associated open space and access arrangements	Refused	21.12.2011
2012/120/OUT	Mixed use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements	Approved subject to Section 106 Agreement	11.03.2014

Consultations**Housing Strategy**

I have looked at the planning application for the above site and can confirm that I am satisfied with the alterations that have been made and support the application.

PLANNING COMMITTEE

9th December 2015

Network Rail- Town Planning Team

No Comments Received To Date

Arboricultural Officer

No objection to planning application, need further details in relation to the discharge of conditions.

Building Control

No Comments Received

Development Plans

There is no change to the position of Development Plans with regards to the acceptability of the application site.

North Worcestershire Water Management

Working with applicant to ensure details are acceptable - this can be done through the discharge of conditions attached to the outline consent and thus does not affect this application.

Highway Network Control

Following amendments, no objection subject to conditions and informatives.

Leisure Services Manager

More play space has been provided on site than the minimum requirements, and its provision, maintenance etc. is all dealt with in the existing S106 agreement.

Biodiversity Officer

No objections providing mechanisms in S106 for ongoing maintenance and oversight are implemented

Community Safety Officer

Concern has been raised regarding the number of different routes through the site for pedestrians, a lack of detail over the links between the residential development south of Weights Lane and the open space provision north of Weights Lane, boundary treatments should be fence with trellis atop in some locations, materials have been queried in relation to some house types in terms of likely temptation to remove valuable materials. Other matters raised have been addressed in the amendments received and which relate to matters outside the control of this application.

Public Consultation Response

One letter of objection has been received, mostly raising matters that cannot be dealt with via the planning process; however the following points were also raised and should be taken into consideration:

- the relationship between old and new residential properties on Weights Lane is not ideal
- the terrace in the NW corner of the site has been squashed in

PLANNING COMMITTEE

9th December 2015

- proposal would overlook rear gardens of existing properties

Assessment of Proposal

The application is for reserved matters approval following the grant of outline consent under the reference noted above. The outline application granted the principle of up to 200 residential units and 5000 square metres of office space on a larger site and included full details of the access arrangements into the site, from a roundabout at the Weights Lane/Birmingham Road junction and a new T junction further south along Birmingham Road.

An application to the north of Weights Lane, within Bromsgrove District Council, was granted for associated open space provision linked to this site and its provision is controlled through the associated legal agreement. The legal agreement also sought the provision of 40% of the units to be affordable and this has been included in this proposed scheme.

This application seeks detailed consent for the residential element of the proposal at the northern end of the site, within the Redditch Borough area and therefore the matters for consideration here are those of layout, scale, appearance, and landscaping of the 200 residential dwellings proposed.

Layout

The proposed layout features a gateway crescent at the north eastern corner of the site facing out to the approved roundabout access and providing a welcoming feature on the northern approach to the town. This is considered to be an appropriate urban design solution that forms a gateway to the site and announces the arrival into the town of those travelling south along the Birmingham Road. It aids in forming a sense of identity for the proposed residential area and as such is considered to be a positive design feature. The main road frontages of the site contain development which addresses the existing street scene and contain interesting and engaging features such as well-designed railings and strong built form.

Within the site, the proposal is of a layout that allows for movement through the site on foot and by cycle, and provides sufficient space for all users. Adequate parking is provided in curtilage such that displacement of parking onto the internal roads would be minimal and restricted only to visitors. Whilst there are some rear parking courtyard areas, these have been kept to a minimum in both number and size and surveillance increased to maximise community safety. The locations of the access points into the site were agreed in detail as part of the outline application and are replicated here correctly; therefore no further consideration of these is required. The parking provision across the site complies with or exceeds the local standards and as such is welcomed.

Dwellings along the western boundary of the site, backing onto the railway line, are considered to be at a sufficient distance and with sufficient buffer that disturbance from train movements would be negligible. The relationships between the existing residential

PLANNING COMMITTEE

9th December 2015

development on Weights Lane and the proposed units are considered to be acceptable in terms of their orientation and separation, and meet local policy requirements.

The proposed affordable housing units have been spread across the site in order that there are no significant clumps of single tenure housing in order to comply with policy and seek to create mixed communities in line with national planning guidance.

Scale and appearance

192 of the dwellings proposed are two storeys, with two bungalows and six three storey semi-detached dwellings included in three pairs. There are a range of house types used which provides an interest in the streetscene, and detailing is included in the brickwork faces of the dwellings to add interest, along with the boundary wall details and the railings around the perimeter of the site. The palette of materials proposed to be used in the finishes of the dwellings is considered to be appropriate to the local vernacular materials found in the surrounding area; mostly the dwellings are proposed as brick and tile with some render elements on some house types.

The house types used around the perimeter of the site would result in good relationships between the site and its surroundings and form strong frontage development. The crescent at the entrance to the site is particularly welcomed as a feature at the entry as noted above.

Landscaping

The landscaping proposals appear to be broadly acceptable in terms of the quantity and locations of planting, and amendments to some of the planting specifications are now considered to be acceptable and appropriate.

Other issues

As noted in the assessment above, matters of relationship between existing and proposed dwellings have been considered in relation to the relevant local policy documents and the standards are met or exceeded, and as such the objection noted above cannot be substantiated in policy terms.

Conclusion

It is therefore considered for all the reasons given above, that when considered in relation to the outline permissions that have been granted, and the relevant local and national planning policy framework, that the application is acceptable and no other factors to outweigh this have been identified.

RECOMMENDATION:

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

- 1) The development to which this permission relates must be begun in accordance with the time periods set out in condition 1 of permission 2012/120/OUT.

**PLANNING
COMMITTEE**9th December 2015

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

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

Full list of plans and documents to be inserted here

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

- 3) 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.

- 4) Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

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

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

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.

**PLANNING
COMMITTEE**9th December 2015

- 2) The applicant should be aware that this permission should be read in conjunction with outline planning permissions 2012/120/OUT and 12/0401 and that these also include a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of those and the conditions listed above must be complied with at all times.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 4) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
- 5) It is not known if the proposed road works can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed road works as public highways. The applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763), at an early date to enable surface water disposal arrangements to be assessed.

Procedural matters

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

**PLANNING
COMMITTEE**

9th December 2015

Planning Application 2015/297/FUL**Change of Use from an out-building to a cattery (up to 10 cats)****33 Brotherton Avenue, Webheath, Redditch, Worcestershire, B97 5SA**

Applicant: Mrs Joanne Beecham
Expiry Date: 15th December 2015
Ward: WEST

(see additional papers for Site Plan)

The author of this report is Sue Lattimer, Planning Officer (DM), who can be contacted on Tel: 01527 881336 Email: s.lattimer@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises of a detached dwelling together with a brick built detached single storey building which is situated to the rear of the property's attached double garage. The single storey building, which is not visible from Brotherton Avenue, and which is proposed to be converted under this application, was formerly used as a home office. 33 Brotherton Avenue is located on the southern side of this no-through residential street.

Proposal Description

The application proposes to convert the existing detached brick building to a cattery. The cattery would accommodate up to a maximum of 10 cats in individual pens.

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

CS07 The Sustainable Location of Development
 BBE13 Qualities of Good Design

Others:

NPPF National Planning Policy Framework

Relevant Planning History

2003/191/FUL	Conservatory	Granted	04.06.2003
1990/504/FUL	Single Storey Extension	Granted	02.01.1990

Consultations**Highway Network Control**

No objection

PLANNING COMMITTEE

9th December 2015

Area Environmental Health Officer

No objection

Public Consultation Response

Nine objections have been received. Comments are summarised as follows:-

- The site is in a quiet residential area unsuited to business use
- The property is adjacent to a turning circle located at the end of Brotherton Avenue. Therefore, people will potentially park in the turning area to the detriment of highway safety
- The cattery would produce smells and noise to the detriment of amenity
- The disposal of animal waste would harm residential amenities
- Any form of business signage would negatively impact on the visual amenities of the area

Assessment of Proposal

Principle of running a business from home

It is important to stress that the running of a business from a residential premises does not automatically require planning permission. Whether planning permission is required is largely dependent on the intensity of use proposed rather than the principle of the use. Planning Case Law suggests that (for example) a dog grooming business could operate from a dwelling house without the necessity to apply for permission normally so long as the number of dogs does not exceed 7. Similarly (again, for example), a child minding business would not normally require consent providing the number of children to be minded would not exceed 3.

The principle of running a business such as (for example) a hairdresser working from home and even the running of a cattery as proposed here, again, would not necessarily require planning permission, but where the intensity of the use is such that planning permission is required, that application has to be assessed on its merits having regard to the circumstances of the case. Members may recall that an application to change the use of a garage to a dog grooming salon at a residential site in Feckenham Road, Astwood Bank was granted permission following its presentation at Planning Committee in June this year (ref 2015/093/COU).

Consideration of the application

Assessing this application on its individual merits, the site itself is located within the urban area of Redditch and is therefore considered to be a sustainable location. As such the proposals would, in general terms, comply with Policy CS07 of the Local Plan.

Plans have been submitted showing that the building would accommodate a maximum of 9 cat pens. The cats would be kept in the pens at all times and therefore there would be no opportunity for the cats to escape from the building leading to any material impact upon residential amenities in terms of both noise (from the animals) and smells (associated with cat litter etc). The individual pens are designed such that they would

PLANNING COMMITTEE

9th December 2015

house a single cat, providing exercise within each pen, although one of the nine pens would be large enough to accommodate a maximum of two cats (from a single household).

It is difficult to be specific in terms of expected numbers of customers visiting the premises on a daily / weekly basis, due to the nature of a cattery business. For example, one customer may require the use of the cattery to cover a two week holiday and another for only one or two days.

Paragraph 32 of the NPPF states that development should only be refused on transport grounds where the cumulative impacts are severe. The existing property benefits from an area of hardstanding to the front, capable of accommodating up to 4 cars and there are no particular restrictions in so far as on-street parking is concerned.

Your Officers would comment that an accumulation of vehicles at the premises would be unlikely considering how customers would use a cattery business. Although customers are likely to arrive by appointment, the length of stay would be short (relative to other uses such as a hairdressing business for example where cars may be parked for longer periods).

As stated above, a less intensive cattery use, could (in principle) operate without requiring planning permission. Further, it is important to consider the impact upon residents which could arise from, for example, a large family occupying the property, with a large number of persons residing within that household each having their own vehicles or separate business vehicles etc, a situation which could not be controlled by planning legislation.

In conclusion, the nature of the proposed use is considered to be relatively low-key where approval of this application would be unlikely to result in any undue harm to the amenities currently enjoyed by nearby residents.

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.

Reasons: To comply with National Legislation.

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

**PLANNING
COMMITTEE**9th December 2015

Location Plan
Proposed Floor Plan

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

- 3) A maximum number of nine cat pens are permitted within the building to be converted under this application.

Reasons: To ensure that the living conditions of existing and future neighbours are not harmed by the development and in the interests of highway safety in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan Number 3.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through pre-application advice and discussion.
- 2) A separate application for Advertisement Consent may be required under the Control of Advertisements Regulations 2007 for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.

Procedural matters

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

**PLANNING
COMMITTEE**9th December 2015

Planning Application 2015/298/RM

Reserved matters approval of appearance, landscaping, layout and scale of residential development of the erection of 200 houses, garaging and associated parking, access roads and landscaping and associated drainage and highway works (pursuant to appeal ref APP/Q1825/A/13/2205688 following application ref 2012/207/OUT).

Land at, Pumphouse Lane, Webheath, Redditch, Worcestershire

Applicant: Barratt West Midlands
Expiry Date: 14th January 2016
Ward: WEST

(see additional papers for Site Plan)

The author of this report is Ailith Rutt, Planning Officer (DM), who can be contacted on Tel: 01527 534064 Email: ailith.rutt@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is formed of agricultural fields in the main, which form a parcel of land that fronts Church Road and Pumphouse Lane, running behind existing residential properties at the junction of these two roads. Along the Pumphouse Lane frontage are existing buildings, both residential and commercial, including the now vacant sawmill. The southern end of the site is bounded by a bridleway that runs from Pumphouse Lane to Hilltop and then out onto Church Road. To the east the site is bounded by a belt of trees along a brook that runs down the river valley. The fields are bounded by hedgerows and some mature trees and are currently occupied by grazing animals, and horses. The site is formed from the western slope of the river valley, and rises from east to west from the brook.

On the opposite side of Church Road, and on either side of the site frontage along Church Road, is residential built form in a variety of ages, styles, materials and sizes. On the opposite side of Pumphouse Lane, behind a mature hedge/tree belt, lies the 1990s residential development at Great Hockings Lane, which mostly backs onto Pumphouse Lane and thus is set back from the lane and the application site.

Proposal description

The application follows the granting of outline consent for up to 200 dwellings and up to 1000m² of land for community (D2) use including a building of up to 400m².

The application seeks reserved matters consent for the details of scale, appearance, layout and landscaping for all 200 dwellings but does not include details of the community use building, which can be subject to a separate application in the future. It does, however, include a proposed detached garage for the existing property at Holborne Farm on Pumphouse Lane which is within the site and to be retained.

PLANNING COMMITTEE

9th December 2015

The site has been designed with the main access road from Church Road leading into the site parallel with the boundary that runs along the brook, with green infrastructure between the road and the brook and housing along the northern side facing downhill. A similar road parallel to this at a higher level is proposed, with housing fronting onto it on both sides, and this leads off the first road west of the existing development on Pumphouse Lane. Three small spurs lead off this network, leading to smaller areas of housing development arranged in small groups. Houses would also front on to the green route that runs north/south through the site which retains the existing hedgerow and tree boundary. These houses would face north east.

The proposal includes opportunities for informal play along the southern boundary and forms a green corridor along the brook which includes the necessary balancing pond provision. There are also narrower green corridors running north/south along the existing field boundaries which are largely being retained. Routes through the site for pedestrians and cyclists have also been included. An equipped play area is proposed near the Church Road end of the Brook corridor accessed from the main road through the site.

The dwellings would be almost entirely 2 storey, except for 6 bungalows. The bungalows are proposed as part of the social housing provision. The dwelling details include features such as string courses, arched detailing above windows, and are largely designed so that they do not present blank elevations to the public domain. There are some rendered elements, but these have been kept to a minimum. The dwellings each have their own garden area and allocated parking provision in close proximity if not in curtilage.

Amendments have been received in response to comments from consultees and the public and this report deals with the most recent details and thus those for consideration now.

An area of land at the junction of the two main roads through the site has been left vacant and it is likely that this would be the site of the community facility that remains a reserved matter for future consideration.

Relevant Policies:

Borough of Redditch Local Plan No.3:

CS02 Care for the Environment
CS05 Achieving Balanced Communities
CS06 Implementation of Development
CS07 The Sustainable Location of Development
CS08 Landscape Character
S01 Designing Out Crime
BHSG05 Affordable Housing
BBE13 Qualities of Good Design
BBE19 Green Architecture
BBE28 Waste Management
BBE29 Construction Waste

**PLANNING
COMMITTEE**

9th December 2015

BNE01 Overarching Policy of Intent
 BNE01A Trees, Woodland and Hedgerows
 BNE03 Wildlife Corridors
 BNE10 Sites of National Wildlife Importance
 BRA02 Housing in the Open Countryside Outside the Green Belt
 BRA03 Areas of Development Restraint
 CT02 Road Hierarchy
 CT11 Road Schemes
 CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
 Policy 3: Development Strategy
 Policy 5: Effective and Efficient use of Land
 Policy 4: Housing Provision
 Policy 6: Affordable Housing
 Policy 11: Green Infrastructure
 Policy 12: Open Space Provision
 Policy 17: Flood Risk Management
 Policy 18: Sustainable water Management
 Policy 19: Sustainable travel and Accessibility
 Policy: 39 Built environment
 Policy: 40 High Quality Design and Safer Communities
 Policy 48: Webheath Strategic Site

Others:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance
 SPD Affordable Housing Provision
 SPD Open Space Provision
 SPD Designing for Community Safety
 SPG Encouraging Good Design

Relevant Planning History

2012/207/OUT	Outline planning application with means of site access from Church Road and emergency access from Pumphouse Lane (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 200 dwellings (C3); site of up to 1000m2 including building of up to 400m2 for community (D2) use; demolition of existing buildings and site remediation; public open space; earthworks; balancing pond; structural landscaping;	Refused	22.05.2013
		Allowed at appeal	17.02.2014

**PLANNING
COMMITTEE**9th December 2015

car parking and other ancillary works.

Consultations**Housing Strategy**

I have looked at the above application and can confirm I am satisfied with the provision of affordable housing and support the application.

Arboricultural Officer

No objections

Planning Services- Bromsgrove District Council

No objection

Bentley & Pouncefoot Parish Council

Concern raised about distance between affordable housing locations and access to services on Church Road, and about control over emergency access point

Parks And Green Space Development Officer

No objection - submission information and proposals well received

Community Safety Officer

No Comments Received

Highway Network Control

No objection to additional information subject to conditions

Leisure Services Manager

No Comments Received

Natural England

No Comments Received

Public Rights Of Way

No Comments Received

Worcestershire Archive And Archaeological Service

No Comments Received

Public Consultation Response

One letter received in support of the application, recognising the need for new housing in the town

22 letters of objection received raising the following comments:

- Affordable housing should be nearer Church Road to be nearer existing services/facilities

PLANNING COMMITTEE

9th December 2015

- Design relationships between existing and proposed would result in overlooking/loss of privacy

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.

Infrastructure matters relating to car trip generation, school places and whether this is the right ADR are not to be considered here as they were dealt with as part of the principle of the development at outline stage and as such arrangements to deal with them have been put in place already, where necessary.

Assessment of Proposal

The application is for reserved matters approval following the grant of outline consent at appeal under the reference noted above. The outline application granted the principle of up to 200 residential units and a community use building and included full details of the access arrangements into the site, from an improved T junction on Church Road and an emergency only access onto Pumphouse Lane.

The provision of various associated matters such as affordable housing and open space is controlled through the associated legal agreement. The legal agreement sought the provision of 40% of the units to be affordable and this has been included in this proposed scheme, which accords with the requirements of the legal agreement.

This application seeks detailed consent for the whole of the residential development of the site and therefore the matters for consideration here are those of layout, scale, appearance, and landscaping of the 200 residential dwellings proposed, the garage associated with Holborne Farm and the details of the open space areas.

The strategic link for future use if development comes forward on the site to the south has been maintained as part of this application in order not to preclude such links in future if required and this is considered necessary and appropriate in order to maintain that strategic intent. Further, it also complies with the technical documents which supported the outline application.

Layout

The topography of the site to a large extent dictates the layout, however the existing tree and hedgerow field boundaries have largely been retained, with street blocks set within these and gaps only created for roads to lead between the fields. Thus the site would retain green corridors to encourage and enhance biodiversity opportunities. The layout is formed from two roads running parallel with Pumphouse Lane to the north and the brook to the south of the site. These are linked towards the centre of the site.

Along the southern boundary of the site is a wider green corridor with balancing ponds, drainage infrastructure and a play area included. To the south east corner of the site is a link to the existing bridleway running immediately adjacent the southern boundary of the

PLANNING COMMITTEE

9th December 2015

site. These features add to the overall benefits and facilities in the area and help to retain the edge of town feel of the site and its location, supporting the planning objectives of creating holistic developments that are sympathetic to their surroundings.

Within the site, the proposal is of a layout that allows for movement through the site on foot and by cycle, and provides sufficient space for all users. Adequate parking is provided in curtilage such that displacement of parking onto the internal roads would be minimal and restricted only to visitors. The location of the access point into the site was agreed in detail as part of the outline application and is replicated here correctly; therefore no further consideration of this is required. The parking provision across the site complies with or exceeds the local standards and as such is welcomed.

The proposed affordable housing units have been spread across the site in order that there are no significant clumps of single tenure housing in order to comply with policy and seek to create mixed communities in line with national planning guidance. This is supported by Housing colleagues, and therefore is considered to be acceptable. None of the site is considered to be too far away to access local services, as was noted and accepted in consideration of the outline application.

The design of the dwellings and their relationships with each other are considered to be a good urban design solution for this development on this site and would create a safe and high quality environment for future occupiers, as required by policy objectives. The layout of the dwellings adjacent to existing dwellings on Pumphouse Lane has been amended to improve relationships between existing and proposed residences and is now considered to be a better design and to have less harmful impacts.

Scale and appearance

The proposed dwellings include 6 bungalows and the remainder are all two storey dwellings, with a variety of complementary designs. There are a variety of treatments of the opening surrounds. The palette of materials proposed to be used in the finishes of the dwellings is considered to be appropriate to the local vernacular materials found in the surrounding area; mostly the dwellings are proposed as brick and tile with some render elements on some house types.

Landscaping

The ecological benefits of the proposal are considered to be significant and as such are welcomed. The provision of various features within the site, including bat and bird boxes, is welcomed and complies with the objectives of the relevant guidance at para 118 of the NPPF.

Other issues

It is noted that whilst the detailed design of the emergency access was agreed at outline stage, no details in relation to its operation and management to ensure that it is only possible to be used in emergency situations have been agreed and so a condition is recommended to address this.

PLANNING COMMITTEE

9th December 2015

The provision and maintenance of the open space is controlled through the measures detailed in the S106 legal agreement attached to the outline permission, and as such no further consideration is necessary here.

Conclusion

It is considered that the proposal would lead to a well-designed area of residential development that would engender a community feel and a sense of place which would be appropriate to the site and its surroundings and fit well with the wider Redditch context, such that it meets local and national planning policies and is considered acceptable.

RECOMMENDATION:

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

- 1) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Full list of plans and documents to be inserted here

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

- 3) Prior to the commencement of development, details of the means of operation and control of the emergency access shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these details and at no time shall the site be accessed during construction via the emergency access.

Reason: In the interests of highway safety on Pumphouse Lane.

- 4) The dwellings hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times.

**PLANNING
COMMITTEE**9th December 2015

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

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

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

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) The applicant should be aware that this permission should be read in conjunction with outline planning permissions 2012/207/OUT as allowed at appeal under reference APP/Q1825/A/13/2205688 and that this also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of those and the conditions listed above must be complied with at all times.
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway.

Precise details of all works within the public highway must be agreed on site with the Highway Authority.

- 4) If it is the Developer's intention to request the County Council, as a Highway Authority, to adopt the proposed road works as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed road works, which shall comply with the County Council's requirements, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763). No works on the site of the development shall be commenced until these details have been approved and an Agreement

**PLANNING
COMMITTEE**9th December 2015

under Section 38 of the Highways Act, 1980, entered into.

- 5) It is not known if the proposed road works can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed road works as public highways. The applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763), at an early date to enable surface water disposal arrangements to be assessed.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 10 dwellings / 1000 sq metres of new commercial / Industrial floorspace) and because two (or more) objections have been received and as such the application falls outside the scheme of delegation to Officers.

**PLANNING
COMMITTEE**9th December 2015

Planning Application 2015/326/FUL

Creation of a new external 3G Artificial Grass Pitch; perimeter ball-stop fencing; Installation of hard standing areas around the AGP for pedestrians, maintenance and emergency access; Provision of outdoor storage for maintenance equipment; Refurbishment of existing floodlights.

Valley Stadium, Bromsgrove Road, Batchley, Redditch, Worcestershire, B97 4RN,

**Applicant: Mr Chris Swan
Expiry Date: 1st January 2016
Ward: CENTRAL**

(see additional papers for Site Plan)

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

Site Description

The Valley Stadium is the home of Redditch Utd FC and is situated at the end of Holmwood Drive, which itself is accessed via Bromsgrove Road to the south. The site is currently occupied by a grass football pitch with associated concrete terraces along the north-east and south-eastern sides of the pitch. A grandstand is present to the north west of the site with associated changing rooms, club house and office space present along the north-western boundary behind the stand. To the north of the site lies Birchensale Middle School; to the west Terry's playing field; to the south allotments and to the east, further allotments and the residential development of Cedar Road.

Proposal Description

The application proposes the following works:

New Artificial Grass Pitch

It is proposed to replace (in its entirety) the existing grass football pitch at the Valley Stadium with a Third Generation (3G) Artificial Grass Pitch (AGP). The applicant states that this would provide increased usage in comparison to the existing grassed pitch for the benefit of Redditch Utd FC and the wider community. The extended use is possible because the proposed AGP is more durable in comparison to natural turf, especially during winter weather conditions. The proposed AGP also avoids close season maintenance works. In accordance with the Football Associations (FA) current technical guidance, the intention is to introduce multiple pitch markings to gain the maximum football developmental outcomes and economic benefit from the site footprint.

Perimeter Ball-Stop fencing

The type and quality of the fencing would be consistent with current FA technical guidance for fencing to enclosed AGP's. The fencing would be steel open mesh with a

**PLANNING
COMMITTEE**

9th December 2015

polyester powder coated finish in colour RAL6005 (Dark Green). The fencing would be 4.5 metres in height.

Hard Standing Areas

These would be located immediately beyond the AGP playing surface in grey / black porous asphalt.

Maintenance equipment and outdoor storage

A small steel storage container finished in a dark green colour would be located immediately beyond the north-east corner of the pitch. Two mobile classroom type buildings would be located to the immediate north of the existing club house which is located to the western side of the pitch.

Refurbishment of existing floodlights

The ground currently accommodates 8no. 15 metre high floodlighting columns (4 to the western pitch boundary and 4 to the eastern pitch boundary. These would remain insitu and no additional columns are proposed under this application. The floodlight ' housings' and lightbulbs themselves would be replaced. Your officers are informed that the columns currently accommodate 20 lights in total. Due to recent advancements in lighting technology, only 16 lights are now required (2 for each column) rather than the 20 which are currently in place. Extensive Technical details with respect to the floodlighting scheme have been submitted as part of this application.

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

R1 Primarily Open Space
BBE13 Qualities of Good Design

Emerging Borough of Redditch Local Plan No. 4

Policy 13: Primarily Open Space
Policy: 39 Built Environment
Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPD Open Space Provision

Relevant Planning History

1998/333/FUL Replacement Of Existing Floodlights

Granted
05.10.1998

**PLANNING
COMMITTEE**9th December 2015

Consultations**Highway Network Control**

No objection

North Worcestershire Water Management

No objection

Area Environmental Health Officer

No Comments Received To Date

Sport England

No objection

Sports and Leisure Services Manager

I can confirm that we have been in discussions with the Club and FA around this scheme and supporting them for the past 12 months to bring this proposal forward.

As such we are very supportive of the plans that have been outlined and led to the planning application and would welcome this addition to the local sporting infrastructure.

As part of the work we have re run the Sport England Facility Planning Model for Astro Turf Pitches and this shows that there is sufficient demand for this pitch to be warranted and that its introduction will not impact on other providers unduly whilst supporting and enhancing the local facility mix.

At present, no other 3G pitches are located within the Redditch administrative boundary so clearly the benefits of this pitch which is designed for football use as a community facility are significant as it will increase the availability of quality training surfaces, allow greater match play at weekends and increase the availability of pitches in general, as required in the Councils Playing Pitch Strategy and key objectives for the Council.

I know the scheme is fully supported by the FA and local leagues and will increase the club ability of other opportunities to the wider community to participate in sport and physical activity with its associated benefits.

Within the community use agreement for the funding this wider community benefits have been detailed and a specific set of requirements agreed that will oversee these improvements and be monitored by the funding bodies.

Finally from a Sports Development perspective this is excellent news as it will strengthen the existing junior section that already hold the highest quality assurance possible for the Football Association and allow it to grow further to offer even more benefits to local people than it already does.

PLANNING COMMITTEE

9th December 2015

Property Services Manager

No Comments Received To Date

Public Consultation Response

No responses received

Assessment of Proposal

The site is designated as being within an area of Primarily Open Space and as such, the proposals should be considered against the policies that relate to these designations in the local plans, both current and emerging.

In general terms, the proposals would meet with the aims and objectives of national and local policies by providing an improved sports facility.

Whilst the proposals would not provide new open space, existing open space would not be lost as a result. The application would therefore be in conformity with Policies R1 and Policy 13 of LP3 and the emerging LP4 respectively.

Your officers agree with the Sports and Leisure Services Manager comments in that the proposed development would represent an enhancement to the existing Valley Stadium by enabling sport to be played throughout the year unlike the present grass surface which can only be used during periods of good weather. The proposals would in particular satisfy the requirements of Section 8 of the NPPF (Promoting Healthy Communities) since the proposals would represent an enhanced sporting facility which would be available for use by the wider community and not just the football club. Promoting health and well-being is also one of the Councils Key Strategic Purposes.

Your officers would also agree with the views of the S&LSM in that approval of this application would increase the availability of quality training surfaces, allow greater match play at weekends and increase the availability of pitches in general, as required in the Councils Playing Pitch Strategy.

The nearest residential properties are located approximately 50 metres to the north-east of the site (those in Cedar Road). No representations have been received in objection to the application.

The design and general appearance of the proposals are considered to be acceptable having regard to context and their location.

Current parking areas on-site comprise 18 no. tarmac surfaced parking spaces to the immediate south of the clubhouse together with a large gravel surfaced area capable of accommodating 128 parking spaces in total. Your officers consider that this provision would accommodate expected vehicular traffic associated with the community use of the facility and would not duplicate peak demand currently experienced by Redditch Utd FC on match days.

PLANNING COMMITTEE

9th December 2015

The applicant comments that green travel opportunities will continue to be promoted whenever possible and your officers would recommend the imposition of a planning condition to this effect should members be minded to grant permission. The site is already considered to be a sustainable location being within the Redditch Urban area and within walking distance of both the train and bus station.

Conclusion

Approval of the proposals would satisfy some of the Council's key strategic objectives / purposes by promoting health and well-being within the community. Your officers consider that the proposals would comply with the planning policy framework and have not identified any material harm by reason of highway safety or amenity which would make the application unacceptable and outweigh the considerable benefits approval of this application would bring.

RECOMMENDATION

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

Conditions

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

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

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

appropriate references to be inserted here

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

- 3) The development hereby permitted shall not be brought into use until the applicant has submitted to and approved in writing an Employment Travel Plan (ETP) that promotes sustainable forms of access to the site with the Local Planning Authority. The approved ETP shall be implemented and monitored in accordance with the regime contained within the ETP. The ETP thereafter shall be implemented and updated in agreement with the Local Planning Authority.

**PLANNING
COMMITTEE**9th December 2015

Reason: To reduce vehicle movements and promote sustainable access 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.

Procedural matters

This application is being reported to the Planning Committee because the site falls within the ownership of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.