



# Planning Committee

Wed 13 Jan  
2016  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

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a  
difference*

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

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# **REDDITCH BOROUGH COUNCIL** **PLANNING COMMITTEE**



## **GUIDANCE ON PUBLIC SPEAKING**

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

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

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

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on the day of the meeting) and invited to the table or lectern.

- Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair. (Please press button on “conference unit” to activate microphone.)
  - Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.
  - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 4) Members’ questions to the Officers and formal debate / determination.

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**Notes:**

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

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

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

3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.

4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.

5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn. 3266 before 12 noon on the day of the meeting.

**Further assistance:**

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.



# PLANNING

## Committee

Wednesday, 13 January 2016

7.00 pm

Council Chamber Town Hall

### Agenda

#### Membership:

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

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
<b>3. Confirmation of Minutes</b> (Pages 1 - 8)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 9 <sup>th</sup> December 2015.  (Minutes attached)
<b>4. Update Reports</b>	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
<b>5. Application 2015/167/FUL - 27 Cranham Close, Headless Cross, Redditch, Worcestershire B97 5AY</b>  (Pages 9 - 14)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the demolition of an existing bungalow and garage and the erection of two dwellings.  Applicant: Mr Thomas Treadwell Hands  (Report attached / Site Plan under separate cover)  <b>(West Ward)</b>
<b>6. Application 2015/331/FUL - Land at Winyates Way / Church Way, Redditch, Worcestershire</b>  (Pages 15 - 20)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the erection of an Industrial Unit (B8) with associated offices, car parking and service yard with new access off Winyates Way.  Applicant: Ms Laura Evans  (Report attached – Site Plan under separate cover)  <b>(Church Hill Ward)</b>

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<p><b>7. Application 2015/324/FUL - Doebank House, Avenue Road, Astwood Bank, Redditch, Worcestershire B96 6AT</b></p> <p>(Pages 21 - 24)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a new dwelling and re-instatement of driveway.</p> <p>Applicant: Mr Steve Bolton</p> <p>(Report attached – Site Plan under separate cover)</p> <p><b>(Astwood Bank &amp; Feckenham Ward)</b></p>
<p><b>8. Exclusion of the Public</b></p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p><b>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</b></p> <p><b>These paragraphs are as follows:</b></p> <p><b>subject to the “public interest” test, information relating to:</b></p> <ul style="list-style-type: none"><li><b>Para 1 - <u>any individual;</u></b></li><li><b>Para 2 - <u>the identity of any individual;</u></b></li><li><b>Para 3 - <u>financial or business affairs;</u></b></li><li><b>Para 4 - <u>labour relations matters;</u></b></li><li><b>Para 5 - <u>legal professional privilege;</u></b></li><li><b>Para 6 - <u>a notice, order or direction;</u></b></li><li><b>Para 7 - <u>the prevention, investigation or prosecution of crime;</u></b></li></ul> <p><b>may need to be considered as “exempt”.</b></p>
<p><b>9. Confidential Matters (if any)</b></p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



## Planning Committee

9<sup>th</sup> December 2015

### MINUTES

#### Present:

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

#### Officers:

Ruth Bamford, Steve Edden, Ailith Rutt and Clare Flanagan

#### Democratic Services Officer:

Jan Smyth

#### 46. APOLOGIES

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

#### 47. DECLARATIONS OF INTEREST

No declarations of interest were made.

#### 48. CONFIRMATION OF MINUTES

##### RESOLVED that

**the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> November 2015 be confirmed as a correct record and signed by the Chair.**

#### 49. UPDATE REPORTS

The Update Reports for the various Planning Applications were noted.

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Chair

# Planning Committee

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**50. APPLICATION 2014/009/FUL –  
LAND AT MOONS MOAT DRIVE, CHURCH HILL,  
REDDITCH, WORCESTERSHIRE**

14 No. 3 bedroomed detached dwellings

Applicant: Mr David Baker

**RESOLVED that**

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

- 1) The satisfactory completion of a Section 106 Planning Obligation ensuring that:
  - a) Contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD;
  - b) A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development; and
- 2) the Conditions and Informatives as detailed on pages 6 to 11 of the main agenda report.

**51. APPLICATION 2014/256/OUT –  
PHASE II BROCKHILL EAST, HEWELL ROAD,  
BROCKHILL, REDDITCH, WORCESTERSHIRE**

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

Applicants: Persimmon Homes South Midlands

Ms Kate Tait, for the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

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



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

- 1) The satisfactory completion of a Section 106 Planning Obligation ensuring:**
  - a) a contribution is provided towards education provision including both financial and land assets relating to the provision of a new school;**
  - b) arrangements are put in place for the provision and maintenance of the on-site open space, maintenance of the play equipment and contributions or other mechanisms towards off-site playing pitch provision;**
  - c) 89 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits);**
  - d) a contribution is provided towards the provision of wheelie bins for each dwelling on the development; and**
  - e) Highways matters as agreed with the County Highways Authority;**
  - f) Town Centre strategy contributions;**
- 2) The Conditions and Informatives detailed on pages 37 to 44 of the main agenda report, subject to:**
  - a) the following Conditions being deleted:**
    - Condition 10**
    - Condition 11**
    - Condition 21**
    - Condition 22**
  - b) the following amended Conditions:**
- 4. Prior to the commencement of each phase of development (residential, or that covered by reserved matters), 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**

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reserved matters application. Details of the location and specification of the proposed bat and bird boxes shall be included within each submission of information. 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;

- 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) and Nature Conservation proposals, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall cover a period of at least ten years from the commencement of occupation of the development and the approved plan shall be fully implemented and 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 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; and

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**3) The satisfactory conclusion of the link road matter via either 1) or 2) of the options above.**

(Officers reported on the need to make various amendments and deletions relating to the Section 106 Agreement and the Conditions set on in the main agenda, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

Members also noted an oral update on the need to include a further resolution (Resolution 3 above) in relation to the proposed link road to the boundary of the site to ensure that the proposed development would not prejudice future phases.)

**52. APPLICATION 2015/265/RM –  
LAND AT WEIGHTS LANE, BORDESLEY,  
REDDITCH, WORCESTERSHIRE**

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 012/120/OUT.

Applicants: Bovis Homes Northern Region

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the conditions and informatives detailed on pages 50 to 52 of the main agenda report.**

(Officers reported on acceptable amended plans that had been received from the Applicant in relation to proposals that on two of the proposed plots the house types be swapped, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

Members noted that the amended plan would be reflected in the list of Plans to be implemented as referenced at Condition 2 in the main agenda.)

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**53. APPLICATION 2015/297/FUL –  
33 BROTHERTON AVENUE, WEBHEATH,  
REDDITCH, WORCESTERSHIRE B97 5SA**

Change of use from an out-building to a  
Cattery (up to 10 cats)

Applicant: Mrs Joanne Beecham

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

Mr Peter Hill, objector  
Mrs Joanne Beecham, the Applicant.

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives detailed on pages 55 and 56 of the main agenda report.**

(In relation to the Applicant's proposals for storage and removal of animal waste from the business, Officers advised that this matter sat within the remit of Worcestershire Regulatory Services and was not appropriate to Condition.)

**54. APPLICATION 2015/298/RM –  
LAND AT PUMPHOUSE LANE, WEBHEATH,  
REDDITCH, WORCESTERSHIRE**

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 Reference APP/Q1825/A/13/2205688 following Application Reference 2012/207/OUT.

Applicants: Barrett West Midlands

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

Mr Ian McQuaid – objector  
Ms Jayne Smith – for Taylor Wimpey

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Members noted a further registered speaker had withdrawn his wish to speak to the Committee as amended plans had addressed his concerns.

## **RESOLVED that**

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

- 1. the Conditions and Informatives detailed on pages 63 to 65 of the main agenda report ; and**
- 2. the following additional Condition:**
  - “6) The development shall proceed using materials that are as close as possible to the colour, texture and finish of those shown on the approved materials schedule, unless otherwise agreed in writing with the Local Planning Authority prior to their use on site.**

**Reason: In the interests of the visual amenity of the site and its surroundings.”**

(Officers drew Members attention to the published Update Report for this item, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.

The Committee was advised on a request from the Council’s Tree Officer relating to the long term protection of the trees on site. Members received an oral update that the information requested by the Tree Officer had been provided and that the proposed extra condition highlighted in the Update Report in respect of this matter was no longer required.

Also reported was a request from the Applicant for flexibility in regard to the materials of the external surfaces. Members noted that Officers were agreeable subject to the additional condition also set out in the Update Report and agreed at Resolution 2 above.)

## **55. APPLICATION 2015/326/FUL – VALLEY STADIUM, BROMSGROVE ROAD, BATCHLEY, REDDITCH, WORCESTERSHIRE B97 4RN**

Creation of a new external 3G Artificial Grass Pitch;  
perimeter ball-stop fencing; installation of hard standing  
areas around the artificial grass pitch for pedestrians,  
maintenance and emergency access; provision of

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outdoor storage for maintenance equipment; refurbishment  
of existing floodlights.

Applicant: Mr Chris Swan

Mr Tom Betts, the Applicant's Agent, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**having regard to the Development Site and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative detailed on pages 71 to 72 of the main agenda report.**

The Meeting commenced at 7.00 pm  
and closed at 8.30 pm

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CHAIR

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Planning Application 2015/167/FUL

Demolition of existing bungalow and garage and the erection of two dwellings

27 Cranham Close, Headless Cross, Redditch, Worcestershire, B97 5AY

**Applicant:** Mr Thomas Treadwell Hands  
**Expiry Date:** 6th August 2015  
**Ward:** WEST

(see additional papers for Site Plan)

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on  
 Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site lies at the end of Cranham Close, an adopted road, which lies in a residential estate in Headless Cross with predominantly two storey brick and tiled houses. No 27 comprises an existing detached hipped roofed bungalow surrounded by garden to the west north and south. There is a detached garage to the front of the site. There is some Council owned land to the west of the application site which contains a protected tree (Borough of Redditch No. 34).

**Proposal Description**

The proposal relates to a full planning application for the demolition of the bungalow and replacement with a two storey dwelling and the erection of an additional dwelling in the garden to the west side. The proposal is accompanied by an Arboricultural Report.

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

BBE13 Qualities of Good Design

BHSG06 Development within or adjacent to the curtilage of an existing dwelling

BNE01A Trees, Woodland and Hedgerows

**Others**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

**Relevant Planning History**

TPO/2015/021	Oak _ Ash to side of property - reduce/reshape and remove deadwood.	Approved	14.05.2015
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**Consultations****Highway Network Control**

No objection subject to condition H13 in relation to access, turning and parking and standard highway informatives.

**Arboricultural Officer**

The information within the Arboricultural Report supplied is accepted, in that the condition of the Oak T2 is likely to result in a reduced level of root activity on this tree. The RPA required of 8.7/9m is also agreed. The building would be approximately 2.5 metres from the base of the tree. Even accepting that the root activity is going to be reduced due to the condition of T2 it is not going to be reduced to such degree to allow a build on this close a proximity using standard strip foundations without impacting on the health of the tree.

The report suggests potential trial pit investigation to further evaluate the level of root development within the site. If the applicant wishes to take up this option then it would clearly provide more accurate information. It is considered that this would only have minimal value at best as I would strongly expect to find root due to the close proximity of this tree to the proposed build line so it may not be worthwhile doing.

It is my view in agreement with the report that the tree would be expected to have a generally short term future life span and will steadily continue to decline. So longer term conflict with the proposed development is not going to be an issue.

However, it would not be appropriate to agree a development that is likely to hasten the trees decline.

Therefore I would suggest that the applicant investigates appropriately sympathetic methods of building i.e. pile and beam of the outer build line of the proposed development to avoid influencing and conflict with T2 Oak. No objection to the proposal for hedge planting.

**North Worcestershire Water Management**

No comments received to date.

**Contaminated Land- Worcestershire Regulatory Services**

No objection subject to a condition in relation to gas protection measures.

**Public Consultation Response**

3 comments received, raising the following concerns:

- Loss of privacy to the rear garden of No. 26 Cranham Close



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- Limited parking
- Out of character with the rest of the estate
- Removal of the existing garage reduces privacy for adjoining occupier
- Reduction of light to the living room and bedroom of No. 27.

### Assessment of Proposal

#### Principle

The site is located in a sustainable urban location and in the context of the National Planning Policy Framework, the presumption in favour of sustainable development applies.

#### Layout of development

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. This is also a requirement of Policy B(BE).13 of the Local Plan.

It is not considered that the form or layout of development proposed would be out of character with the streetscene given that the proposed dwellings would be two storeys in height and follow the existing pattern of development on Cranham Close.

#### Residential Amenity

The comments received in the consultation exercise are noted. Amended plans in respect of the replacement of No. 27 have been received to reduce the impact in terms of light on No. 28 Cranham Close. There is sufficient separation distance to the boundary with the garden of No. 26 to avoid a loss of privacy subject to a condition in relation to boundary treatment. The separation distances to all other properties are acceptable and the garden sizes are adequate to comply with the Supplementary Guidance and policy B(BE).13 of the Local Plan. There is also no objection to the application in relation to any highway matter.

#### Trees

There is a protected oak tree Redditch New Town TPO (34) to the immediate west of the application site on land owned by the Council. The comments of the Tree Officer are noted above following the consideration of an Arboricultural Survey provided by the applicant. The development is feasible but will require specific construction techniques to be employed such as pile and beam construction. There are appropriate conditions attached.

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### Conclusion

Subject to the conditions as recommended below, the development would be acceptable and in accordance with the development plan and National Planning Policy Framework.

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

### Conditions

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

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

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

Drawing No. 2470\_002 Rev C Existing and Proposed Plans and Elevations Q9 of the application form

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

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

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

- 4) 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

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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

- 5) The development 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 the specification of the Worcestershire County Council Highways Design Guide and these areas shall thereafter be retained and kept available for those users at all times.

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

- 6) The windows to be installed at first floor level serving bathrooms/ensuites on the approved plans shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said windows in perpetuity.

Reason: To safeguard the residential amenity of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 7) Prior to the commencement of the development hereby approved, protective scaffold pole construction fencing shall be installed to protect the Root Protection Area (RPA) as identified on Report Reference No. TR 161015 / Iss 1. This fencing to remain in place throughout the period of any work on the site.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

- 8) There shall be no storage of materials, fuel or machinery within the RPA of the protected tree.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

- 9) Prior to the commencement of development hereby approved, a specification and method statement (in accordance with BS5837) for the intended pile and beam

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construction to be used on the site shall be provided to and approved by the Local Planning Authority.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

**Informatives**

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions in respect of the impact on protected trees and hence the requirements of Section 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 have been fulfilled.
- 2) HN4  
Private Apparatus within the Highway

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.

**Procedural matters**

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

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COMMITTEE****13<sup>th</sup> January 2015****Planning Application 2015/331/FUL****Erection of Industrial Unit (B8) with associated offices, car parking and service yard with new access off Winyates Way****Land At, Winyates Way, Church Way, Redditch, Worcestershire****Applicant: Ms Laura Evans  
Expiry Date: 17th February 2016  
Ward: CHURCH HILL****(see additional papers for Site Plan)**

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

**Site Description**

Existing undeveloped bowl shaped site, surrounded by roads on all sides, with straight roads to west (Winyates Way) and south (Moons Moat Drive). Winyates Way curves from the south east to the North West corner. To the west beyond Winyates Way is residential development, and to the east beyond Winyates Way is industrial/commercial development. To the north on the opposite side of Winyates Way is the TA centre.

The site is overgrown and contains grasses/trees/shrubs etc. It is an unkempt and poorly maintained site, with some evidence of use as a shortcut by pedestrians. To the south on Moons Moat Drive are two tarmac strips on the verge which suggest former bus stop provision.

**Proposal Description**

The proposal is for a single L shaped employment unit containing a warehouse and associated offices which would be accessed from the east side on Winyates Way. It would extend to 1370sqm. There is an existing steep gradient on the west side of the site. The building would be a flat roofed structure with partially glazed elevations to the east and south sides. The access to the building would be on the south side. There would be a 2m high palisade fence around the goods yard to the north of the building.

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

CS07 The Sustainable Location of Development  
BBE13 Qualities of Good Design  
CT12 Parking Standards

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

Policy 23: Employment Land Provision

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Policy 24: Development within Primarily Employment Areas

### Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

### Relevant Planning History

2010/044/FUL	Erection of three general industrial units (B2) with associated offices, car parking and service yard	Approved	07.05.2010
2013/093/EXT	Extension of time application for 2010/044/FUL - Erection of three general industrial units (B2) with associated offices, car parking and service yard	Approved	06.06.2013
2014/357/OUT	Outline application for the erection of 12 dwellings (6 no.2 bed and 6 no.3 bed) with access, parking and private amenity areas	Withdrawn	18.02.2015

### Consultations

#### **Highway Network Control**

No objection subject to a condition in relation to access, turning and parking and standard informatives.

#### **Contaminated Land- Worcestershire Regulatory Services**

No objection subject to a condition seeking a preliminary risk assessment in relation to assessment of the potential for contamination.

#### **North Worcestershire Water Management**

No objection to the additional drainage plans provided and since the drainage of the roof of the building is covered in the Building Regulations, there is no requirement for a condition.

#### **Severn Trent Water Ltd**

No comments received.

#### **Crime Risk Manager**

No objection.

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### **Arboricultural Officer**

No comments received.

### **Public Consultation Response**

No comments received.

### **Assessment of Proposal**

The site has no dedicated land use in the Local Plan 3 and therefore the proposed use and building fall to be considered against the appropriateness of the location and the impact on adjoining occupiers. It is noted that the site is allocated for employment purposes in the emerging Local Plan No. 4 (Policy 23) and therefore the principle of employment development here is acceptable. Similar proposals have been considered acceptable as outlined in the planning history (2010/044/FUL).

The design and appearance of the proposed building is considered acceptable, there would be limited visibility of the proposal from the west side of Winyates Way because of the gradient and the TA Centre to the north and employment units to the east mean that the context of the proposal is acceptable.

There have been no objections received from consultees in relation to the proposal. The scheme would assist in job creation and would accord with the NPPF from an economic perspective.

### **Conclusion**

The proposal is acceptable and accords with the development plan and the NPPF.

### **RECOMMENDATION:**

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

### **Conditions**

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

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

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

Drawing No. 9584/PL02 Proposed Site Plan

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Drawing No. 9584/PL03 Rev A Proposed Ground Floorplans  
Drawing No. 9584/PL03 Rev A Proposed Ground Floorplans  
Drawing No. 9584/PL04 Proposed First Floorplans  
Drawing No. 15/785/10 Proposed Drainage Plans  
Drawing No. 15/785/11 Proposed Drainage Plans

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

- 4) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details showing the proposed internal roads and footpaths including gradients, surfacing materials and the method of surface water disposal. No building shall be occupied until the section of road and footpath which provides access to it has been constructed in accordance with the approved details.

Reason: To ensure the free flow of traffic on the adjoining highway and adequate parking in accordance with policies BBE13 and CT12 of the Borough of Redditch Local Plan No. 3.

### Informatives

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application. The applicant has provided details of landscaping and drainage arrangements to avoid the need for conditions.



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- 2) This permission does not authorise the laying of apparatus in the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

### **Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.



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**Planning Application 2015/324/FUL****New dwelling and re-instatement of driveway****Doebank House , Avenue Road, Astwood Bank, Redditch, Worcestershire, B96 6AT,****Applicant: Mr Steve Bolton**  
**Expiry Date: 1st January 2016**  
**Ward: ASTWOOD BANK AND FECKENHAM****(see additional papers for Site Plan)**

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

**Site Description**

The application site lies at the edge of the Astwood Bank Village Settlement boundary, within the curtilage of Doebank House. The house is a Georgian brick and rendered dwelling which is considered to be a non-designated heritage asset. It is surrounded by modern dwellings, particularly to the North and East and there are open views to the South and West. Doebank Drive is an unadopted lane which serves Doebank House and a number of other properties. The western boundary of the curtilage of the dwelling abuts land which is designated as Green Belt.

**Proposal Description**

The proposal is for the construction of a new dwelling within the curtilage of Doebank House and the reinstatement of a driveway to Doebank House. The dwelling is proposed to be single storey, have a flat, green sedum roof, be built behind a walled boundary and be of modern construction. Also proposed is a detached flat roof garage and store to serve the proposed dwelling.

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

BHSG06 Development within or adjacent to the curtilage of a dwelling  
BBE13 Qualities of Good Design

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

Policy 8: Green Belt

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance  
SPG 2 Encouraging Good Design

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**Relevant Planning History**

2014/325/FUL	Change of Use of Outbuildings to Create New Dwelling	Approved	25.02.2015
2015/166/FUL	New dwelling and two detached garages	Refused	14.07.2015

**Consultations****Public Rights Of Way**

No Objections subject to conditions

**Highway Network Control**

No Objections subject to provision of access and turning and no apparatus to be placed on the highway

**Nick Joyce Architects Nick Joyce**

No Objections raised to this scheme

**Public Consultation Response**

Two letters of objection have been received raising the following concerns:

1. Proposal not in keeping with the character of Doebank House
2. Flat roof will be changed to traditional roof in future
3. Increased traffic
4. Concerns about driveway

**Assessment of Proposal**

The site is located at the edge of the Astwood Bank Village Settlement and is considered to be in a sustainable urban location and meets the guidance in the National Planning Policy Framework. Therefore the principle of development is acceptable.

The proposed dwelling has been designed to be built with a single storey, have a flat green sedum roof and built behind a boundary wall to have minimal impact on Doebank House and less of an impact on the Green Belt which lies on the western boundary of the site. Careful consideration has been given to the design and layout of the dwelling in

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terms on impact of the residential amenity of Doebank House, which is the only dwelling in close proximity of the development. The proposal meets the separation and spacing standards in the local policies.

There is a hedgerow which runs along Doebank Drive, (which is also a bridleway) which is proposed to be thickened by means of additional planning within the existing hedge and this would benefit local biodiversity and meet privacy objectives.

No objections have been raised by the Highways Officer and the Rights of Way Officer.

Subject to the recommended conditions, the proposed dwelling would be acceptable and in accordance with the development plan and the National Planning Policy Guidance.

### **RECOMMENDATION:**

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

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

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

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

- Site Location Plan - Drawing Number - 1757.01
- Proposed Site Plan - Drawing Number - 1757.02
- Proposed Plan, Elevations and Block Plan - Drawing No: 1757.03

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.

### **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.

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- 2) THIS PERMISSION DOES NOT AUTHORISE THE LAYING OF PRIVATE APPARATUS WITHIN THE CONFINES OF THE PUBLIC HIGHWAY. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

- 4) No disturbance of, or change to, the surface of the path or part thereof should be carried out without written consent (this includes laying concrete, tarmac or similar)
- 5) There should be no diminution in the width of the right of way available for use by the public.
- 6) Building materials must not be stored on the right of way.
- 7) Vehicle movements and parking should be arranged so as not to unreasonably interfere with the public's use of the right of way.
- 8) No additional barriers should be placed across the right of way
- 9) The safety of the public using the right of way is to be ensured at all times

**Procedural matters**

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