



# Planning Committee

Wed 13 Apr  
2016  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
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:**

**Janice Smyth  
Democratic Services Officer  
Town Hall, Walter Stranz Square, Redditch, B98 8AH  
Tel: (01527) 64252 Ext. 3266  
e.mail: [janice.smyth@bromsgroveandredditch.gov.uk](mailto:janice.smyth@bromsgroveandredditch.gov.uk)**

# **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

13<sup>th</sup> April 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 - 2)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 10 <sup>th</sup> February 2016.  (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 2016/037/FUL - Valley Stadium, Bromsgrove Road, Batchley, Redditch, Worcestershire B97 4RN</b>  (Pages 3 - 8)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the addition of a single storey Entrance Lobby.  Applicant: Mr Chris Swan  (Report and Site Plan attached)  <b>(Batchley &amp; Brockhill Ward)</b>
<b>6. Application 2016/070 - Land rear of 144-164 Easemore Road, Riverside, Redditch, Worcestershire</b>  (Pages 9 - 18)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the erection of 4 new dwellings and associated parking.  Applicant: Mr Nick Laight  (Report and Site Plan attached)  <b>(Abbey Ward)</b>

# PLANNING

Committee

Wednesday, 13 April 2016

<p><b>7. Appeals Outcomes - Information Report</b></p> <p>(Pages 19 - 24)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To receive information on outcomes of recent Planning Appeal decisions.</p> <p>(Report and Appendix attached)</p> <p><b>(Various Wards)</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

10<sup>th</sup> February 2016

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Natalie Brookes, Michael Chalk, David Thain, Jennifer Wheeler and Nina Wood-Ford

### Officers:

Clare Flanagan and Helena Plant

### Democratic Services Officer:

Jan Smyth

### 63. APOLOGIES

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

### 64. DECLARATIONS OF INTEREST

No declarations of interest were made.

### 65. CONFIRMATION OF MINUTES

**RESOLVED** that, the minutes of the meeting of the Committee held on 13<sup>th</sup> January 2016 be confirmed as a correct record and signed by the Chair.

### 66. UPDATE REPORTS

There were no Update reports for the meeting.

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Chair

# Planning Committee

10<sup>th</sup> February 2016

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67. **APPLICATION 2015/350/FUL –  
19 PARTRIDGE LANE, CALLOW HILL, REDDITCH,  
WORCESTERSHIRE, B97 5YP**

Extensions to both sides of a bungalow.

Applicant: Mr Malcolm Swords

**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 7 to 8 of the main agenda report.

68. **APPLICATION 2016/018/FUL –  
49 FORGE MILL ROAD, RIVERSIDE, REDDITCH,  
WORCESTERSHIRE**

Proposed garden lodge

Applicant: Mrs Jennifer Spike

**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 following the expiry of the public consultation period on 12<sup>th</sup> February 2016 and subject to the Conditions and Informative detailed on pages 12 to 13 of the main agenda report.

The Meeting commenced at 7.00 pm  
and closed at 7.17 pm

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CHAIR



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13th April 2016

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**Planning Application 2016/037/FUL****Addition of single storey Entrance Lobby****Valley Stadium , Bromsgrove Road, Batchley, Redditch, Worcestershire, B97 4RN,  
District:****Applicant: Mr Chris Swan****Expiry Date: 4th April 2016****Ward: CENTRAL****(Site Plan attached)**

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 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.

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

BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions

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

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

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

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13th April 2016

**Relevant Planning History**

2015/326/FUL	Creation of a new external 3G Artificial Grass Pitch (AGP) Erection of perimeter ball-stop fencing. Installation of hard standing areas around the 3G AGP for pedestrians, maintenance and emergency access. Provision of outdoor storage for maintenance equipment. Refurbishment of existing floodlights.	Approved	10.12.2015
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**Public Consultation Response**

Site Notice – No comments received

**Assessment of Proposal**

The proposal is for a single storey entrance lobby which will be brick built to match the existing brickwork and have a flat felt roof. The footprint of the proposal would be 7.5 square metres with overall height of 2.7 metres. There will be no detrimental impact on the character of the existing building.

The proposal is in compliant with Policies BBE13, BBE 14 of the Borough of Redditch Local Plan No 3 and the provisions of the National Planning Policy Framework.

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

The council has worked positively and proactively with the applicant on this application.

**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 development hereby approved shall be implemented in accordance with the

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following plans:

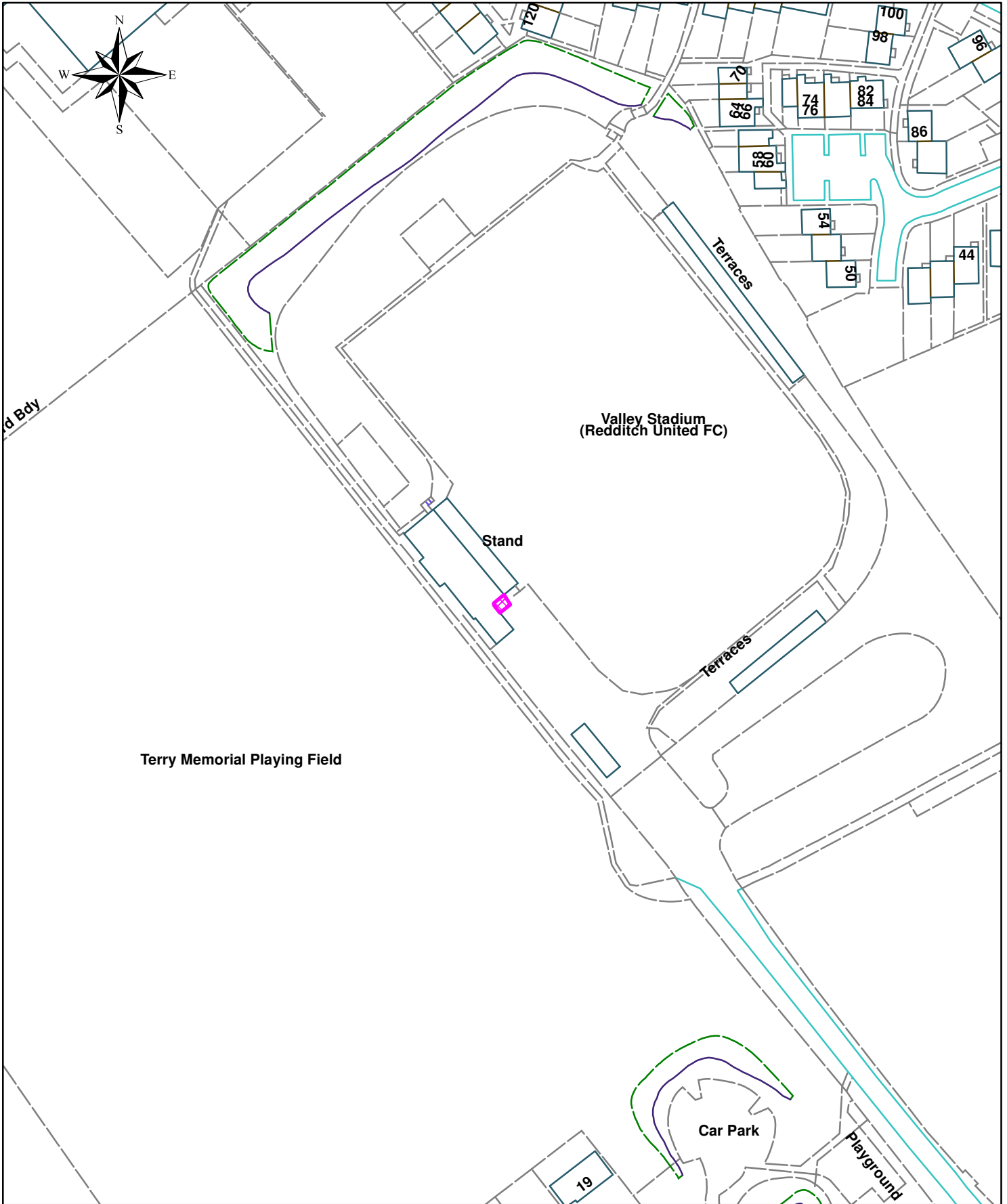
Drawing Numbers: FL165/01, FL165/02, FL165/03

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

**Procedural matters**

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







REDDITCH BOROUGH COUNCIL**PLANNING  
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**Planning Application 2016/070/FUL****Erection of 4 new dwellings and associated parking****Land Rear 144 - 164, Easemore Road, Riverside, Redditch**

**Applicant: Central & Country Developments Ltd**  
**Expiry Date: 10th May 2016**  
**Ward: ABBEY**

**(Site Plan attached)**

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

**Site Description**

The site comprises a triangular shaped parcel of land located some 220m to the rear (south-east) of numbers 144 to 164 Easemore Road, and some 25m to the rear (west) of numbers 26 to 36 Dale Road. The site is largely overgrown containing scrub and two mature oak trees which are covered by a Tree Preservation Order. Access to the site is via an existing tarmac drive. This varies between 3.47 and 3.71 metres in width. At the access point to Easemore Road, the site includes a thin triangle of grassed land approximately 18 metres in width by 40 metres in length. To the west of the existing access point is a bridge where Easemore Road passes over the Alvechurch Highway on the north-eastern edge of Redditch Town Centre. The Alvechurch Highway lies in a cutting to the south-west boundary of the site.

**Proposal Description**

This application seeks full planning permission for the erection of four detached dwellings as below:

Plot 1 (facing Easemore Road)	2½ storeys	4 bed	part render part brickwork finish
Plot 2 (rear 28-32 Dale Road)	2½ storeys	4 bed	red facing brick construction
Plot 3 (rear 28-32 Dale Road)	2½ storeys	4 bed	red facing brick construction
Plot 4 (rear 28-32 Dale Road)	2½ storeys	5 bed	red facing brick construction

The properties would all have a ridge height of 9 metres with the roofspace accommodating a bedroom with dormer windows and rooflights where specified. The walls to the dwellings would be constructed using facing brick as per the above schedule, under a tiled roof.

An existing access road serving the site which is located to the south-west of and adjacent to the property, 144 Easemore Road would allow vehicular access to the new

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dwellings. Three car parking spaces would be provided for each of the dwellings. In addition, single garages are proposed for Plots 1 and 4.

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

CS02 Care for the Environment

CS07 The Sustainable Location of Development

B(HSG)06 Development within or adjacent to the curtilage of an existing dwelling

B(BE)13 Qualities of Good Design

B(NE)01A Trees, Woodland and Hedgerows

CT12 Parking Standards

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

Policy 4 Housing Provision

Policy 5 Effective and Efficient use of Land

Policy 16 Natural Environment

Policy 39 Built Environment

Policy 40 High Quality Design and Safer Communities

**Others:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

**Relevant Planning History**

2003/408/OUT	Outline Application - Residential Development	Approved	05.04.2004
2007/152/RM	Reserved matters application: Erection of 24 new dwellings	Approved	15.10.2007

**Constraints**

Redditch TPO 1956

Borough of Redditch TPO (154) 2015

Public Right of Way RD-518

**Consultations****Highway Network Control**

No comments received to date



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### **North Worcestershire Water Management**

The site is located within fluvial flood zone 1, and there is little risk of surface water flooding on the site in question.

I don't deem it necessary in this case to recommend that a drainage condition be attached to any consent. No objections are raised.

### **Arboricultural Officer**

Comments summarised as follows:

T3 Oak: I concur with the details as given in the arboricultural report in regard to this tree. This is the largest feature tree remaining on the site and is covered under Tree Preservation Order Redditch TPO 1956. This tree will need full protection in accordance with BS5837 :2012 during any ground or development works being carried out on the site.

T4 Oak: Again I concur with the details as given in the arboricultural report in regard to this tree. This tree is protected under Borough Of Redditch TPO (154) 2015 and therefore will also need full protection in accordance with BS5837 :2012 during any ground or development works being carried out on the site.

If there is any need to incur into the Root Protection Area (RPA) of any of the trees mentioned above with either the footprint of any building or associated hard standing, this will need to be done by using suitably sympathetic methods of construction to mitigate any potential risk of impact on the health of the trees. I will also require an arboricultural method statement highlighting the methods to be used to protect the trees during any ground work or development on the site.

There are a number of trees on the South-Western boundary of the site that run parallel to the Alvechurch Highway. It would be my preference that all the existing trees on this boundary are retained.

### **Area Environmental Health Officer**

The site is located within 250m of a significant area of unknown filled ground which could potentially produce landfill gas. As such a planning condition should be imposed requiring the applicant to carry out a risk assessment to establish whether the proposed development is likely to be affected by gas emissions in order to ensure that any risks to future occupants of the dwelling are adequately addressed. Subject to the imposition of such a condition, no objections are raised.

### **WCC Public Rights Of Way**

No comments received to date

### **Parks & Green Space Development Officer**

No comments received to date

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### **Ramblers Association**

No comments received to date

### **Public Consultation Response**

#### Responses

None received at the time of writing. Any responses received will be reported via the Update report

### **Background**

Earlier applications including most recently, application 2007/152/RM granted permission for 24 residential units on land to the rear of 144 to 164 Easemore Road. This (larger) site included rear gardens to properties in Easemore Road beyond the northern boundary to the current application site, together with the triangular shaped parcel of land subject to this current application. This historical consent has been allowed to expire as the permission lapsed on 15.10.2009.

### **Assessment of Proposal**

#### Principle

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

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

#### Scale, appearance and general layout

Policy is supportive of new residential development in such locations 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. Plot 1 which would face northwards towards the Easemore Spiritual Centre would respect the design and appearance of existing 2 and 2½ storey dwellings situated to both the northern and southern side of Easemore Road and would incorporate a chimney breast and stack, lean-to porch and ground floor bay window, features which are commonplace in the period properties which surround this particular part of the site.

The appearance of Plots 2, 3 and 4 would be similar to that of Plot 1 with each dwelling meeting all of the Council's spacing standards, as contained within the adopted SPG 'Encouraging Good Design' including minimum garden areas. In addition, minimum separation distances between existing dwellings and the proposed new dwellings would be maintained.

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Your officers therefore consider that the general layout and appearance of the proposed development would respect the character and appearance of the wider area.

### Residential amenity considerations

A distance of approximately 34 metres would remain between the rear, (east) facing elevation serving the proposed Plot 3 and the rear, (west) facing elevation of the nearest existing property, 28 Dale Road, to the east. This separation distance is well in excess of the Council's minimum 22 metres distance and is such that the proposed development would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy.

### Impact of the proposals on highway safety

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking. Three off-road car parking spaces would be provided for each of the four dwellings, meeting the Council's standards.

The County Highways Officer is expected to raise no objection to the application on highway safety grounds although formal comments are yet to be received. Any comments, together with recommended planning conditions will be reported in the planning update report.

During the consideration of application 2007/152/RM (Reserved matters application for the erection of 24 new dwellings), County Highways Officers raised no objection to the intensified use of the existing vehicular access as proposed here.

There are therefore no objections to this application having regard to highway safety considerations.

### Impact upon protected oak trees

The Council's Tree Officer has raised no objection to the proposed development, considering that the proposed development would not have any detrimental impact upon the trees protected under Redditch TPO 1956 and the Borough of Redditch TPO (154) 2015. The trees in question would need to be protected by means of protective fencing in accordance with BS5837:2012.

An arboricultural method statement outlining suitably sympathetic methods of construction where any incursion into the Root Protection Area (RPA) of any TPO'd tree occurs would need to be submitted in order to mitigate any potential risk of impact on the health of the trees. These matters can be adequately addressed by planning conditions (set out later in this report).

### Conclusion

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

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COMMITTEE**13th April 2016

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

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

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

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

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

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

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

Drawing 30645\_01

Drawing 30645\_02

Drawing 30645\_03

Drawing 30645\_04

Drawing 30645\_05

Drawing 30645\_06

Drawing 30645\_07

Marlow Consulting Tree Survey & Constraints report

Red Kite Ecological Appraisal and Appendices – March 2016

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) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that Order with or without modification), no development under Schedule 2, Part 1, Classes A, B, C, D and E of the above order shall take place within the curtilage of Plots 2, 3 and 4 as defined on planning layout drawing 30645 01 without first applying for planning permission.

Reason:- To ensure that the health of protected trees and their root protection areas (RPAs) are not prejudiced in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3 and to ensure that nearby residential amenities are not prejudiced in accordance with Policy B(BE). 13 of the Borough of Redditch Local Plan No.3.

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

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

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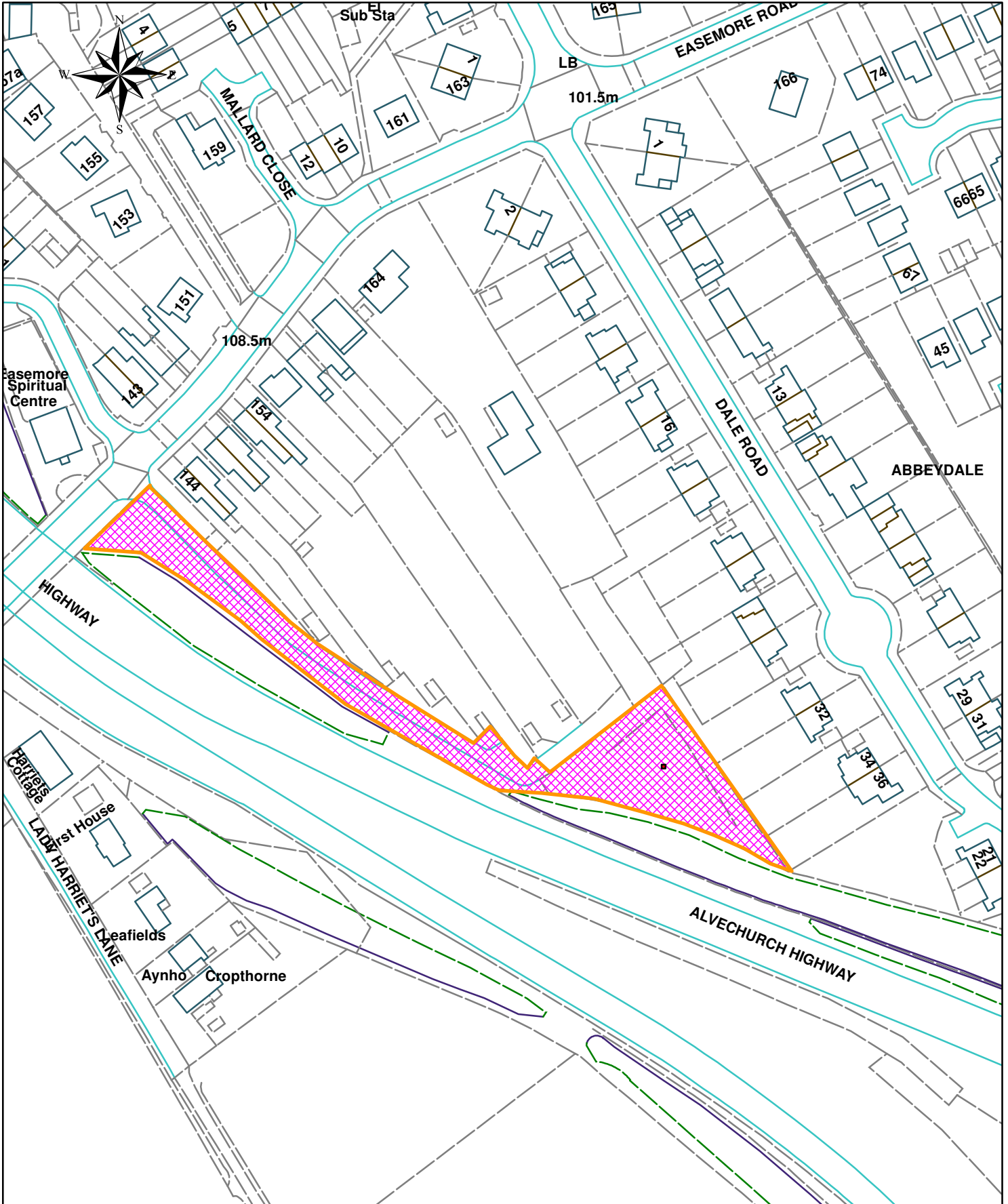
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- 8) The Oak trees, protected under Redditch TPO 1956 and the Borough of Redditch TPO (154) 2015 and located to the eastern boundary of the site shall be protected in accordance with the requirements of BS5837:2012 during the course of all on-site development works in accordance with the Arboricultural Report prepared by Marlow Consulting Ltd. An Arboricultural method statement outlining suitably sympathetic methods of construction where any incursion into the Root Protection Area (RPA) of any TPO'd tree occurs shall be submitted to and approved in writing by the Local Planning Authority prior to the first commencement of development. The development shall then be carried out in accordance with the approved details.

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 to problems arising in relation to dealing with this planning application through pre-application advice and discussion.



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Planning & Regeneration  
 Town Hall  
 Walter Stranz Hall Squarue  
 Redditch  
 B98 8AH

2016/070/FUL

Land rear 144 to 164 Easmore Road

13 April 2016





REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**13<sup>th</sup> April 2016**APPEAL OUTCOMES – INFORMATION REPORT**

Responsible Portfolio Holder	Councillor Greg Chance
Responsible Head of Services	Ruth Bamford

**1. Purpose of Report**

To receive an item of information in relation to the outcomes of recent planning appeal decisions. Officers will answer any related questions at the meeting if necessary.

**2. Recommendation**

**The Committee is asked to RESOLVE that  
the items of information be noted.**

**3. Financial, Legal, Policy and Risk Implications**

There are no financial, legal, policy or risk implications for the Council.

**Report****4. Background**

Relevant planning application files.

**5. Consultation**

There has been no consultation other than with relevant Borough Council Officers.

**6. Author of Report**

The author of this report is Helena Plant (Development Management Manager) who can be contacted on 01527 881335 (e-mail [h.plant@bromsgroveandredditch.gov.uk](mailto:h.plant@bromsgroveandredditch.gov.uk)) for more information.

**7. Appendices**

Appendix - Outcomes of Planning Appeals



**OUTCOMES OF PLANNING APPEALS**

<b>Reference</b>	<b>Site location</b>	<b>Proposal</b>	<b>Ward</b>	<b>RBC Decision Type</b>	<b>Type of appeal</b>	<b>Appeal type</b>	<b>Appeal outcome</b>	<b>Case Officer and contact number</b>
2013/316/COU	Tookeys Farmhouse, Tookeys Drive, Astwood Bank	Construction of a summerhouse with concrete base.	Astwood Bank and Feckenham	Enforcement Notice	Against enforcement notice	Written Representations	Appeals dismissed and the enforcement notice upheld with variation and corrections 10/2/2016	Summerhouse and base require removal. David Whittles 01527 881656
2015/041/OUT	Land Adjacent to 1040 Evesham Road Astwood Bank	Outline application including access details for two new dwellings	Astwood Bank and Feckenham	Delegated decision	Against refusal	Written Representations	Dismissed 04/2/2016	Helena Plant 01527 881335
2015/176/FUL	25A Dagtail Lane Astwood Bank	Proposed New Dwelling	Astwood Bank and Feckenham	Committee decision	Against refusal	Written Representations	Dismissed 09/2/2016	Emma Newfield 01527 587031

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2015/005/FUL	7 Beaufort Street Redditch	Proposed Development of 6no. Flats	Central	Delegated decision	Against refusal	Written Representations	Dismissed 28/1/2016	Steve Edden 01527 548474
2014/281/FUL	Conwil Dagnell End Road Redditch	Demolition of existing house and erection of 10 dwellings	Abbey	Delegated decision	Against refusal	Written Representations	Dismissed 20/1/2016	Helena Plant 01527 881335
2014/165/FUL	Land To The Rear Of 302A Evesham Road Redditch	The erection of a single dwelling with associated residential curtilage.	Crabbs Cross	Delegated decision	Against refusal	Written Representations	Dismissed 15/12/2015	Helena Plant 01527 881335
2014/192/FUL	Land At Wirehill Drive	Erection of 12 No. 3 bedroom detached dwellings with garages	Lodge Park	Committee overturn Nov 2014	Against refusal	Hearing	Allowed 04/12/2015	Steve Edden 01527 548474
2014/271/FUL	25 Woodbury Close Callow Hill Redditch	Extension of existing garage	Crabbs Cross	Delegated decision	Against refusal	Written Representations	Dismissed 10/11/2015	Helena Plant 01527 881335

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2013/296/CPE	Caravan At Shurnock Farm The Saltway Redditch Worcestershire	Extension and alteration of a mobile home to form a permanent dwelling	Astwood Bank and Feckenham	Delegated decision	Against non determinati on	Written Representations	Dismissed 05/3/2015	Helena Plant 01527 881335
2014/263/COUP RO	Merry Oak Farm Moors Lane Feckenham	Change of Use from a barn to a dwellinghouse	Astwood Bank and Feckenham	Delegated decision	Against refusal	Written Representations	Allowed 27/10/2015	Steve Edden 01527 548474

