



Planning Committee

Wed 13 Jul
2016
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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

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REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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

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

Notes:

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

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

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

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

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

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

Further assistance:

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

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

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

PLANNING

Committee

Wednesday, 13 July 2016

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs: Andrew Fry (Chair) Wanda King
Yvonne Smith (Vice-Chair) Gareth Prosser
Roger Bennett Jennifer Wheeler
Michael Chalk Nina Wood-Ford
Matthew Dormer

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 - 2)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 8 th June 2016. (Minutes attached)
4. Update Reports	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
5. Application 2015/143/FUL - Ashleigh Works, 24 Bromsgrove Road, Redditch B97 4QY (Pages 3 - 12) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the conversion of Ashleigh Works to 10 no. apartments. Applicant: Mrs Vivienne Wilkinson (Report and Site Plan attached) (Central Ward)

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<p>6. Application 2015/343/OUT - Church Hill Medical Centre, Tanhouse Lane, Church Hill, Redditch B98 9AA</p> <p>(Pages 13 - 26)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the demolition of former Medical Centre and re-development to accommodate up to 16 residential units.</p> <p>Applicant: Dr F Ahmad, Dr J Cochrane and Dr J Hakeem</p> <p>(Report and Site Plan attached)</p> <p>(Church Hill Ward)</p>
<p>7. Application 2016/090/FUL - Land Rear of Chaceley Court, Mason Road, Headless Cross, Redditch</p> <p>(Pages 27 - 32)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the demolition of an existing garage block and construction of a single storey 3 bedroom dwellings with pitched roof, with ancillary parking, plus four extra car parking spaces for the use of the existing flats.</p> <p>Applicant: Ms Maria Pardoe</p> <p>(Report and Site Plan attached)</p> <p>(Headless Cross & Oakenshaw Ward)</p>
<p>8. Application 2016/134/FUL - 12 Park Walk, Kingfisher Shopping Centre, Town Centre, Redditch, Worcestershire B97 4HD</p> <p>(Pages 33 - 38)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use from a Class A1 use to a mixed Class A1/A3 use (coffee shop) and the installation of a new shop front.</p> <p>Applicant: Coffee #1 Limited</p> <p>(Report and Site Plan attached)</p> <p>(Abbey Ward)</p>
<p>9. Application 2016/140/FUL - Dawson Tyre Services, 4A Imex Spaces Business Centre, Oxleasow Road, East Moons Moat, Redditch, B98 ORE</p> <p>(Pages 39 - 48)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use to a Health and Wellbeing Training and Performance Centre (D2 Use Class)</p> <p>Applicant: Mr Duncan Davis</p> <p>(Report and Site Plan attached)</p> <p>(Winyates Ward)</p>

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<p>10. Application 2016/141/COU - 8 - 10 Unicorn Hill, Town Centre, Redditch B97 4QR</p> <p>(Pages 49 - 54)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of the first and second floors from Offices (A2) to Leisure (D2) to facilitate escape games.</p> <p>Applicant: Mr Craig Dixon</p> <p>(Report and Site Plan attached)</p> <p>(Abbey Ward)</p>
<p>11. Application 2016/145/FUL - Land to the rear of No. 4 Upper Crossgate Road, Park Farm North, Redditch</p> <p>(Pages 55 - 62)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use to A5 (Hot Food Takeaway) and the erection of static catering unit with hardstanding and security fencing.</p> <p>Applicant: Mr and Mrs Gary Webster</p> <p>(Report and Site Plan attached)</p> <p>(Greenlands Ward)</p>
<p>12. Application 2016/173/FUL - Land off Dixon Close, Enfield, Redditch</p> <p>(Pages 63 - 76)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the development of 44 no. houses with a mix of 2, 3, 4 bedroom, 2 bed apartments and 2 bed bungalow.</p> <p>Applicant: Mr Nick Laight, Central and County Developments Ltd</p> <p>(Report and Site Plan attached)</p> <p>(Abbey Ward)</p>
<p>13. Application 2016/183/FUL - Valley Stadium, Bromsgrove Road, Batchley, Redditch B97 4RN</p> <p>(Pages 77 - 82)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a new kitchen and food kiosk.</p> <p>Applicant: Mr Chris Swan</p> <p>(Report and Site Plan attached)</p> <p>(Central Ward)</p>

14. 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”.

15. Confidential Matters (if any)

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



Planning Committee

8th June 2016

MINUTES

Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Michael Chalk, Matthew Dormer, Gareth Prosser, Jennifer Wheeler, Pat Witherspoon and Nina Wood-Ford

Officers:

Steve Edden and Amar Hussain

Democratic Services Officer:

Jan Smyth

1. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King. Councillor Pat Witherspoon was confirmed as Councillor King's substitute for the meeting.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 13th April 2016 be confirmed as a correct record and signed by the Chair.

4. UPDATE REPORTS

The Committee noted that no update on the application to be considered had been published for the meeting.

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Chair

Planning
Committee

8th June 2016

5. **APPLICATION 2016/127/FUL –
UNIT 3, SOUTH EAST QUADRANT, 60 GROVE STREET,
TOWN CENTRE, REDDITCH B98 8DL**

Installation of an internal mezzanine floor and external alterations, including installation of rooflights and fire escape doors and relocation of roller shutter.

Applicant: Dunelm Soft Furnishings Ltd

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informatives set out on pages 10 and 11 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 7.17 pm

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CHAIR

**PLANNING
COMMITTEE**13th July 2016

Planning Application 2015/143/FUL**Conversion of Ashleigh Works to 10 no. Apartments****Ashleigh Works , 24 Bromsgrove Road, Redditch, B97 4QY****Applicant: Mrs Vivienne Wilkinson**
Expiry Date: 14th December 2015
Ward: CENTRAL**(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 brick built four storey former needle factory dating from the early 20th century and an adjoining Villa building with a Stucco rendered finish. The buildings are vacant.

The site lies on the edge of the Town centre within a commercial area. This is a prominent corner plot with Bromsgrove Road forming the southern boundary and Britten Street forming the western boundary.

In inner courtyard area is served by means of vehicular access to the west (via Britten Street).

The site is within a five minute walk from both the main bus station, train station and Kingfisher Shopping Centre to the east.

Proposal Description

This is a full planning application to change the use of the former needle works to create a total of 10no. two bedroomed flats over four floors.

A bin and cycle storage facility would be located within the buildings curtilage.

The attached Villa building is not subject to this application for change of use to residential.

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

CS06 Implementation of Development
CS07 The Sustainable Location of Development
E(EMP)3 Development within employment areas

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BBE11 Buildings of Local Interest
BBE13 Qualities of Good Design

Emerging Borough of Redditch Local Plan No. 4

Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy 37: Historic Buildings and Structures
Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPG Encouraging Good Design
Worcestershire Waste Core Strategy (WWCS)

Ashleigh Works together with the attached Villa building which was the original 'Masters House' when the site operated as a needle factory, are designated buildings of historical interest within the Councils 'Schedule of Buildings of Local Interest 2009'.

Relevant Planning History

None

Consultations**North Worcestershire Economic Development And Regeneration**

Comments summarised as follows:

Whilst ideally we would seek to protect employment land from competing uses there are other factors to consider with this particular application. The building in question is an identified heritage asset and as such any proposals here need to have regard, and be sympathetic, to this designation. Having reviewed the structural survey, it is evident that the building requires significant investment to bring it back into productive use.

Given the above, we have concerns that it would not be viable to reutilise this building for office purposes. This is because it is likely that in order to restore the building, a higher land value would be required, such as that offered by residential uses. Furthermore, there is currently little or no interest from the office market for this type of development. Any potential office occupiers would probably seek some incentives and rent free periods which further strains the viability of the development. There is also a risk that the building would continue to deteriorate if a more flexible approach is not taken for the end use and this could further exacerbate the 'status quo', which is not considered to be an acceptable position.

In addition to the above, it is worthwhile noting that the adjacent employment building (to the north) has been on the market for circa 1.5 years and this still remains available. This

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provides a useful steer on the attractiveness of the location for traditional B1/B2 or B8 uses.

It is also worth noting that the redevelopment of this site might act as a catalyst for the redevelopment of the Strategic Site located on Edward Street, which would have clear economic benefits as a key gateway site for the town, which is a positive element of the proposal.

Highway Network Control

The development proposed does not include car parking provision on site. However, the location of the development, close to the Town Centre is ideally located to allow a 'car free' development, as there are significant public transport facilities within a very short distance. There is unrestricted on street parking on Britten Street, which, although generally full during the day, has significant free spaces during the off peak periods that will provide satisfactory visitor parking arrangements.

The development site is located in proximity to Cycle Route 5 on Bromsgrove Road and the recommended route for cyclists to Redditch Town Centre. In order to promote sustainable travel into the town centre, adequate connectivity to the cycle route network should be ensured through appropriate route signage and localised improvements.

Given that this development will increase pedestrian demand, a Highway Contribution is required to contribute towards a scheme of improvements as outlined above. This sum should be secured by Section 106 obligation.

Given the above, the County Council considers that the proposal will not have a detrimental effect on the free flow of the highway or the safety of road users, therefore has no objection to the grant of permission, subject to a condition requiring that secure cycle parking be provided at the site.

North Worcestershire Water Management

No objections subject to the imposition of a standard drainage condition

RBC Ecology Officer

No objection

Area Environmental Health Officer

No objection

Town Centre Co-ordinator

No objection

Conservation Advisor

No objection

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Waste Management

No objection

Crime Risk Manager

No objection

Development Plans

This proposal falls within a Primarily Employment Area and therefore would result in a small loss to employment land. However, it is not considered that this loss would be significant and due to the nature of the proposed use, the proposal will be in keeping with the surrounding uses and would not compromise future employment related uses

Worcestershire Archaeological Service

No objections subject to the inclusion of an archaeology condition

Public Consultation Response

No comments received

Assessment of Proposal

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

Principle

The site is located within an employment area as identified on the current LP proposals map.

Whilst the proposed use is residential rather than an employment use, your officers have had regard to the fact that the building is currently vacant as are adjacent parcels of employment land within close proximity of the site.

Ashleigh Works appears on the Councils Schedule of Buildings of Local Interest as an identified heritage asset and has been deteriorating structurally and aesthetically for decades. The Council have sought independent external (valuation) advice in respect to the monies the Council have requested via a planning obligation and that independent advice concurs with the views of your officers and the Councils Economic Development team who consider that the building requires significant investment to bring it back into productive use. Your officers have had regard to the advice received from NWEDR who state that there is little or no interest from the office market for this type of development and have had regard to the fact that the building will continue to deteriorate if a more flexible approach is not taken for the end use.

Members will be aware that the Edward Street site, which lies just to the east of the application site is subject to a separate Supplementary Planning Document dating back to September 2007 and the visual appearance of this site has long been a major cause for concern. Whilst this cannot be guaranteed, a residential conversation scheme at Ashleigh Works may act as a catalyst for the redevelopment of the Edward Street

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Strategic Site which would have clear economic benefits as a key gateway site for the town.

Having regard to the presumption in favour of sustainable development as set out in the NPPF and the requirement for LPA's to provide 5 yrs supply of housing, together with the fact that the application site is previously developed (brownfield) land within very close proximity of the current town centre boundary, the principle of residential development can be supported.

Design and layout

The scheme has developed following pre-application advice from your officers and detailed discussions with the Councils Conservation Advisor due to the historic nature of the building. Much of the works proposed are internal although external works are also proposed which include the replacement of the existing windows with new metal framed windows which would be in sympathy with the existing historic building.

Your officers are satisfied that the proposed works would closely reflect and respect the industrial nature and character of this former factory building.

Highways, access and parking

County Highways have raised no objections to the proposed development having regard to the highly sustainable location of the site.

The applicant has agreed to the requirement of the planning obligation, which is currently in draft form, and requires a sum be paid to the County Council for the provision of localised improvements including signage, to Cycle Route 5 which is located on Bromsgrove Road, in order to promote sustainable travel into the town centre due to this increased demand.

Cycle parking would be provided on site and secured by a recommended planning condition.

It is worth noting that the building could be brought back to use as offices without the requirement to provide any in-curtilage car parking spaces.

Members attention is also drawn to the close proximity of public car parks and particularly Car Park 1 multi-storey where parking is permitted on a 24 hr a day basis. It is understood that future residents would be able to park here via permits available from the KSC.

No objections have been received from nearby residents in this respect.

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. Your officers are seeking contributions towards the provision of:

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- localised improvements including signage to Cycle Route 5 in accordance with the requirements of the County Councils Infrastructure Delivery Plan; and
- 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.

Conclusion

Whilst there are conflicts with the fact that the site lies within an area designated for employment purposes it is considered that, in this instance, there are mitigating factors to consider a residential use favourably. The loss of this particular building for employment purposes is mitigated by the fact that a long vacant, rapidly deteriorating local heritage asset would be restored for productive use. Furthermore, the application would assist with the Councils requirement to provide a 5 year housing supply by introducing further residential properties into a sustainable town centre location, which would help to support surrounding shops and businesses. The conversion would not materially impact upon Redditch's employment land supply and may act as a catalyst for the redevelopment of the Edward Street Strategic Site to the east, which would have clear economic benefits as a key gateway site for the town.

Subject to the completion of the planning obligation and compliance with conditions as listed below, a favourable recommendation can be made.

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 that:

- Contributions are paid to the County Council in respect to localised improvements to Cycle Route 5
- 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 listed 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.

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

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

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

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

appropriate references to be 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

- 4) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

- 5) 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

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6. 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 the interests of archaeological investigation in accordance with Paragraph 141 of the National Planning Policy Framework

- 6) Prior to the first occupation of this development a scheme of secured cycle parking shall be submitted to and agreed in writing with the Local Planning Authority. The facilities agreed shall be completed prior to the first occupation of the development and shall thereafter be retained for the parking of cycles only.

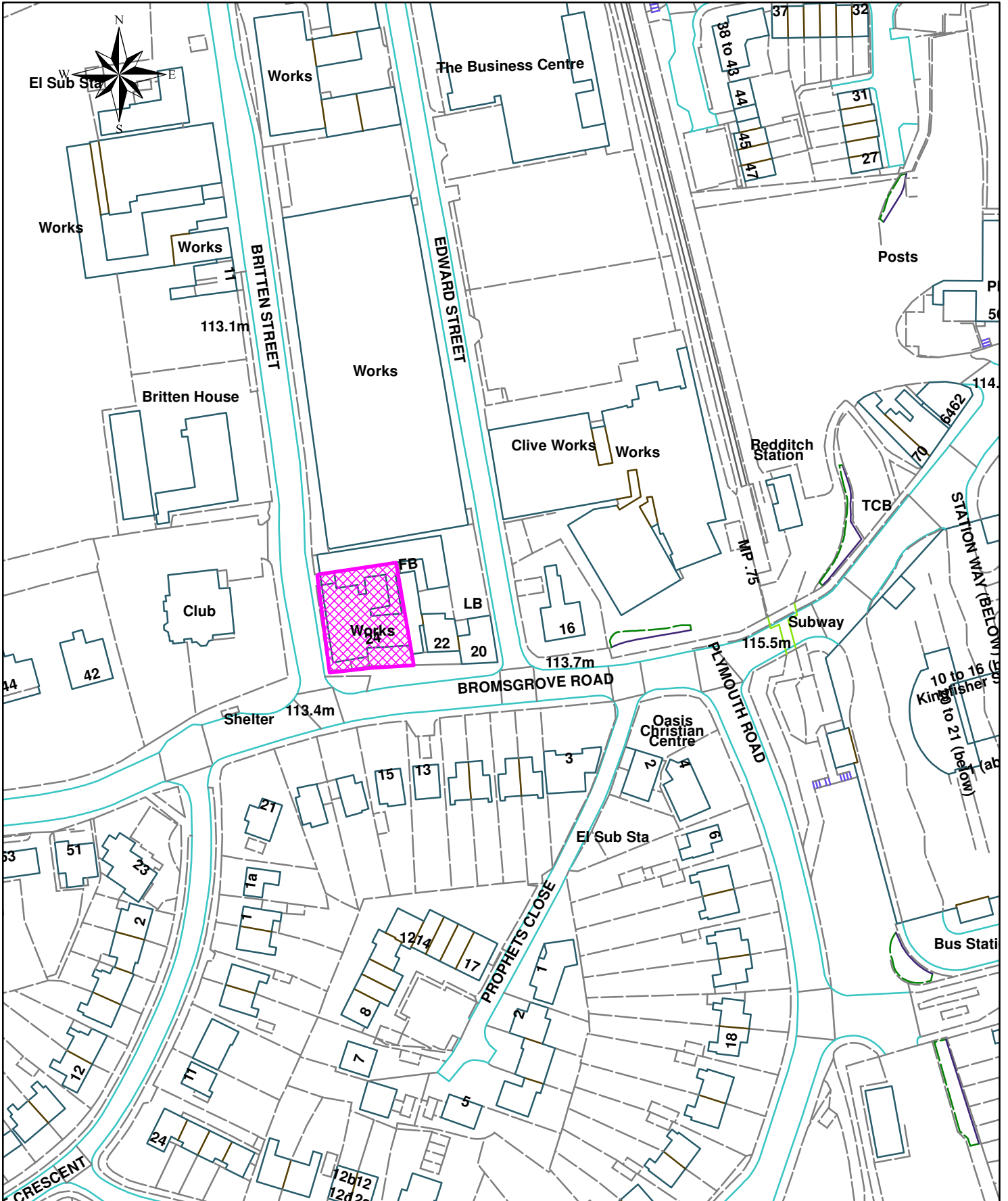
Reason: To comply with the Council's parking standards and to provide a sustainable form of development in accordance with the National Planning Policy Framework

Informatives

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through 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 recommendation is that permission be granted subject to a planning obligation. In addition, the application is for major development (10 or more new dwellings) and as such the application falls outside the scheme of delegation.



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Planning & Regeneration
 Town Hall
 Walter Stranz Hall Square
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2015/143/FUL

Ashleigh Works, 24 Bromsgrove Road

13 July 2016

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th July 2016**Planning Application 2015/343/OUT****Demolition of former Medical Centre and re-development to accommodate up to 16 residential units.****Churchill Medical Centre, Tanhouse Lane, Church Hill, Redditch,
Worcestershire, B98 9AA,****Applicant: Dr F Ahmad, Dr J Cochrane, and Dr J Hakeem
Expiry Date: 21st February 2016
Ward: CHURCH HILL****(Site Plan attached)**

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

Site Description

The site accommodates the former medical centre with existing vehicular access and car parking off Tanhouse Lane. The site has been unoccupied for some time and is falling into some disrepair. The site is located within the Church Hill District Centre as designated in the Borough of Redditch Local Plan No.3 and emerging Local Plan No. 4. The site also fronts the public transport route (Church Hill Way).

Proposal Description

The existing medical centre would be demolished and outline planning permission is sought to redevelop the site for up to 16 residential units. Means of access is to be considered at this stage, whilst appearance, landscaping, layout and scale shall be determined at the reserved matters stage.

An indicative layout submitted as part of the application shows a means of access off Tanhouse Lane, with individual vehicular access serving 4 dwellings off Tanhouse Lane. The main access would serve 12 flats that would front Church Hill Way. Communal car parking is proposed for the flats.

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

CS07	The Sustainable Location of Development
BHSG05	Affordable Housing
BBE13	Qualities of Good Design
ETCR09	District Centres
ETCR10	District Centre Redevelopment
CT02	Road Hierarchy
CT07	Public Transport Infrastructure
CT12	Parking Standards

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R03	Provision of Informal Unrestricted Open Spaces
R04	Provision and Location of Children's Play Areas
R05	Playing Pitch Provision

Emerging Borough of Redditch Local Plan No. 4

Policy 2:	Settlement Hierarchy
Policy 4:	Housing Provision
Policy 5:	Effective and Efficient use of Land
Policy 6:	Affordable Housing
Policy 12:	Open Space Provision
Policy 19:	Sustainable travel and Accessibility
Policy 22:	Road Hierarchy
Policy 30:	Town Centre and Retail Hierarchy
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	Church Hill District Centre
SPD	Affordable Housing Provision
SPD	Open Space Provision
SPD	Planning Obligations for Education Contributions SPD
SPD	Designing for Community Safety
Worcestershire Local Transport Plan (WLTP)	
Worcestershire Waste Core Strategy (WWCS)	

Relevant Planning History

1978/551/IDC	Proposed Development Of A Health Centre	05.01.1979
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Consultations**Landscape & Countryside Manager**

The building is highly suitable for bats, the presence of bats has yet to be firmly determined and emergence surveys will be required.

Black Swan Viability Advisor

Having considered the arguments put forward by the applicants' agent, would conclude that the proposal can withstand a full S106 and affordable housing contribution without affecting viability.

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Education Authority

The impact of this small development would be very modest and the local schools have capacity to manage the impact. As such there is no justification for seeking a contribution towards education provision.

Area Environmental Health Officer

WRS have reviewed the above application for potential contaminated land of which none have been identified. WRS therefore have no adverse comments to make in relation to contaminated land.

Air Quality

As the proposed development is for 16 units, WRS have considered the impact on local air quality from the development. Conditions are recommended to mitigate the cumulative impact on local air quality from all development.

North Worcestershire Water Management

Environment Agency maps indicate that the site is located within Flood Zone 1. To ensure that this new development does not cause or exacerbate flood risk on this site, a full drainage plan providing surface water drainage features will be required prior to commencement of any works. A drainage condition is recommended.

First Midland Red

No comments submitted.

Housing Strategy

The application is for 16 units which would require 4.8 units (30%) to be affordable. As the proposed scheme is for 4 houses and 12 flats, would advise that the houses be used for affordable housing as the flats are all 2 bed and this is not the type of property the housing market needs.

Highway Network Control

The development site is located in close proximity to the cycle route which runs north south through Redditch on Park Way, Church Hill Way, Winyates Way and Matchborough Way. The cycle route provides links to the Town Centre and the employment districts to the east of the town. In order to provide adequate connectivity to the cycle route network using appropriate route signage and other localised improvements, a Highway Contribution will be required.

The County Council as Highway Authority consider the means of access to be acceptable and recommend conditions.

Leisure Services Manager

No comments submitted.

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Crime Risk Manager

The layout could be improved if a low thick hedge (using prickly plants if possible) be planted in front of the boundary fence to the houses. It would restrict access to the fence, deter climbing and improve perimeter security.

Waste Management

No Comments submitted.

Public Consultation Response

1 letter of support

Since the new development of Church Hill Centre, the old medical centre has become an eyesore with extensive vandalism. The rest of the centre has improved so much with the new development the old medical centre is now a focus for criminal vandalism and is deteriorating rapidly. The demolition and rebuilding of residential units on the site will enhance the area and provide much needed local housing. It will also improve the security of the area by removing the focus of vandalism.

Assessment of Proposal

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

Principle

The site is within the Church Hill District Centre as designated in the Borough of Redditch Local Plan No. 3 and the emerging Local Plan No. 4. Policy E(TCR).9 of Local Plan No.3 applies and encourages general retail uses. The policy refers to suitable alternative uses and includes C.3 use (Dwelling houses). The proposal is a suitable alternative use in a District Centre location and as such would comply with Policy E(TCR).9.

Para. 197 of the National Planning Policy Framework (NPPF) encourages local planning authorities to apply a presumption in favour of sustainable development. Policy CS.7 of Local Plan No.3 seeks previously developed land (brownfield) as the first consideration for sustainable development. The site is a brownfield site and is adjacent to facilities such as public transport routes, retail and community facilities in the area, the proposal would comply with this policy and the NPPF. The proposal would also comply with Policy 2 Settlement Hierarchy, in the emerging Borough of Redditch Local Plan No.4 for similar reasons.

Policy 4 of the emerging Local Plan No. 4 requires 6,400 dwellings to be constructed and completed between 2011 and 2030. This proposal would contribute towards meeting the housing requirement for the Borough.

Policy 5 of the emerging Local Plan encourages the reuse and regeneration of previously developed Land and requires residential development to achieve densities of 70 dwellings per hectare within the Town Centre / District Centres. The indicative layout shows 16 residential units (64 dph). This density would be acceptable for this location.

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The principle of residential development proposed in this application would be compliant with Policies in Local Plan No. 3 which is consistent with the NPPF and its principles. The proposal would also comply with policies in the emerging Local Plan No.4. Therefore, the proposal is considered to be acceptable in principle.

Highways and access

As mentioned above the application is an outline proposal with the means of access to be considered at this stage. The means of access would be off Tanhouse Lane. County Highway Network Control considers the means of access to be acceptable and supports the proposal recommending conditions. The means of access would comply with Policy CT.2 of Local Plan No. 3 and Policy 22 of the Local Plan No.4. The site is adjacent to the public transport route as designated under Policy CT.7 of Local Plan No.3. In addition, the site is in close proximity to the cycle route that runs north/south through Redditch providing cycle links to the Town Centre as well as employment districts to the east of the town; County Highway Network Control are seeking a financial contribution to provide localised improvements to the route and signage for this provision.

Layout and Scale

The layout and scale of the development shall be considered at the reserved matters stage. Therefore, whilst a layout plan has been submitted under this outline application, it is indicative only and not considered to be the final layout for the redevelopment of this site.

Ecology matters

Due to the condition of the building and the presence of trees close by, the site is highly suitable for bats and nesting birds. Whilst the presence of bats has yet to be determined, additional surveys and appropriate mitigation measures will need to be conditioned. An appropriately worded condition will follow in the Update Report.

Planning Obligations

As mentioned above a Section 106 Agreement is proposed for this development to cover the following matters as well as Highways:-

Affordable Housing Provision - Due to the number of units proposed, Policy 6 of the emerging Local Plan No.4 requires a 30% affordable housing provision. Officers have requested that the 4 dwellings proposed as part of the scheme be affordable housing.

Waste Core Strategy - A financial contribution to cover the cost of wheelie bins will be required for the development.

Open Space Provision - Under the Open Space Provision SPD the provision of unrestricted open spaces, provision of children's play areas, and provision of playing pitch facilities need to be provided for the scale of this housing development. Unrestricted open space provision will not be provided on site, therefore, a financial contribution will be required to cover unrestricted open space, playing pitch provision and equipped play area

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provision. Contributions would be used towards providing a new facility or enhancing existing facilities nearby.

Town Centre Strategy

A financial contribution to provide general enhancements in the Town Centre.

The viability arguments put forward by the applicants' agent concludes that an off site contribution for one affordable housing unit form part of a S106 Agreement. Black Swan (Viability Advisor) have assessed the arguments put forward and comment as follows:-

17.5% profit on cost is a relatively standard level and has been undertaken over the last 12 months in respect to assessing viability of a potential development.

Black Swan considered the potential demolition costs, and development costs. They then assessed 4 potential options for the scheme as follows:-

- 1) No affordable housing
- 2) Four affordable flats
- 3) Four affordable dwellings (Council's preference)
- 4) Commuted sum in lieu of affordable housing on site.

The Council's S106 commuted sum equates to £96,536 and has been included in Black Swan's assessment of the 4 options. Calculations confirmed the following profit on cost:-

- 1) Option 1 = 47.89%
- 2) Option 2 = 36.42%
- 3) Option 3 = 24.52%
- 4) Option 4 = 29.12%

All the above figures exceed the 17.5% standard generally applied. Black Swan concludes that the proposal can withstand a full S106 and affordable housing contribution without affecting viability.

At the time of drafting this report, officers were still waiting for a response from the agent in respect to Black Swan's conclusion and the applicant's agreement to fulfilling all S106 contributions. An update on this matter will be provided in the Update Report.

Conclusion

The principle of residential development and its means of access proposed in this sustainable location would be compliant with Policies in Local Plan No3, and consistent with the NPPF. The proposal also accords with Policies in the emerging Local Plan No.4.

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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:-

1. The satisfactory completion of a S106 planning obligation ensuring the following provision:-

- a) the on-site provision of affordable housing,**
- b) a financial contribution for the improvements / signage for the nearby cycle route;**

- c) a financial contribution for the provision of enhancements to the Town Centre;**
- d) a financial contribution for the provision of waste management;**
- e) a financial contribution for open space provision;**
- f) a financial contribution for playing pitch provision;**
- g) a financial contribution for children's play provision; and**

2) subject to the following conditions and infomatives summarised below:-

- 1) (a) Application for approval of matters reserved in this permission must be made not later than the expiration of three years beginning with the date of the grant of this permission.

- (b) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of three years from the date of the grant of outline planning permission; or
 - (ii) the expiration of two years from final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

- (c) The matters reserved for subsequent approval include the following:-

Appearance, Landscaping, Layout and Scale.

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

- 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

REDDITCH BOROUGH COUNCIL**PLANNING
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approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

- 3) The development hereby approved shall be implemented in accordance with plans to be defined.

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

- 4) 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.

- 5) 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.

- 6) 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.

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Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 7) A Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include the following:-
- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);

The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution in accordance with the provisions of the National Planning Policy Framework.

- 8) Prior to the first occupation of any dwelling hereby approved, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing with the Local Planning Authority.

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.

- 9) 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 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.

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.

- 10) No works or development shall take place until a scheme for foul and surface water drainage, along with a maintenance plan for this drainage scheme, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an

REDDITCH BOROUGH COUNCIL**PLANNING
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appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use 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 and in accordance with National Planning Policy Framework.

11) Ecology condition – To be defined in the Update Report.

Notes

- 1) The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to 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.

- 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 761160 or email: worcestershirevehicle.crossing@ringway.co.uk

- 4) The applicant is advised that due to the close proximity of other properties, the applicant should be directed to Worcester Regulatory Services 'Code of Best Practice for Demolition and Construction Sites' which can be found on the WRS website.
- 5) The applicant is advised to consider the provision of appropriate cabling and an outside electrical socket for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational at

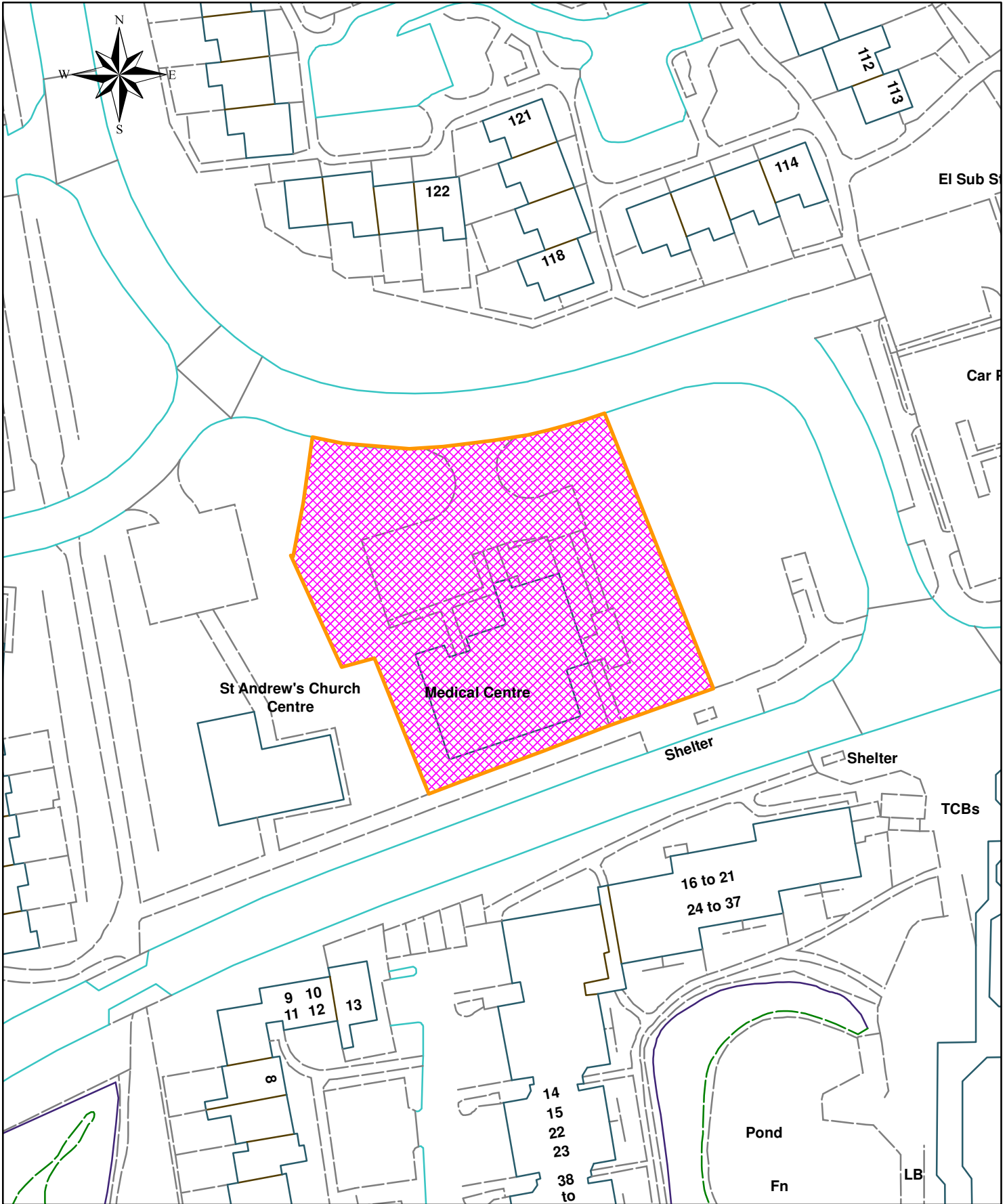
REDDITCH BOROUGH COUNCIL**PLANNING
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commencement of development. The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.

- 6) The applicant is advised to provide secure cycle parking facilities in accordance with Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking should be incorporated within any detailed redevelopment of this site.

Procedural matters

This application is being reported to the Planning Committee because the proposal is for a major development and requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.



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2015/343/OUT

Church Hill Medical Centre, Tanhouse Lane, Church Hill

13 July 2016

**PLANNING
COMMITTEE**

13th July 2016

Planning Application 2016/090/FUL

Demolition of existing garage block and construction of a single storey 3 bed dwelling with pitched roof with ancillary parking, plus four extra car parking spaces for the use of the existing flats.

Land Rear Of Chaceley Court, Mason Road, Headless Cross, Redditch, Worcestershire, ,

**Applicant: Ms Maria Pardoe
Expiry Date: 2nd June 2016
Ward: Headless Cross and Oakenshaw**

(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 site lies off Mason Road, at the rear of an existing split block of two storey flats, number 40a Mason Road also known as Chaceley Court and 42 Mason Road. 40a Mason Road contains 8 flats with amenity area to the rear of the unit and parking along the access drive from Mason Road.

In the rear corner of the site there is a block of ten redundant garages in two lines opposite one another with a non-permeable tarmac forecourt, which were originally built for private rental and not for the use of Chaceley Court Flats 1 - 8.

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
CS07 The Sustainable Location of Development

Emerging Borough of Redditch Local Plan No. 4

Policy: 39 Built Environment

Others:

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

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Relevant Planning History

2014/203/FUL	Demolition of existing garage block and construction of a single storey 3 bed dwelling with flat roof with ancillary parking, plus four extra car parking spaces for the use of the existing flats.	Approved	06.03.2015
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Consultations**Highway Network Control**

Has No Objection to the grant of permission

Public Consultation Response

Two objections received from the occupiers of 15 The Meadway and 9 Milton Close

Assessment of Proposal

The single storey dwelling with a flat roof was permitted under delegated powers, application number 2014/203/FUL.

This application before members, proposes the dwelling to be built with a pitched roof instead the previously approved flat roof.

Two objections have been received from the occupiers of 15 The Meadway and 9 Milton Close. The following issues were raised:

- Neighbour amenity
- Design of the proposed dwelling
- Vehicular access
- Private amenity space
- Car parking
- Loss of vegetation
- Access from rear gardens onto privately owned land

All these issues raised have been taken into consideration during the assessment of the proposal. The matters raised predominantly relate to the construction of a new dwelling, however these are outweighed by the fact that planning permission has been granted for the dwelling as per application number 2014/203/FUL, therefore the principal of such a development has already been set.

The proposal meets with policies BBE13 and BBE14 of the Borough of Redditch Local Plan No 3, the adopted SPG - Encouraging Good Design and the guidance in the NPPF.

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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 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 Numbers 1717.02D and 1717.03D, 1717. 04B

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. Parking spaces 5, 6, 7, and 8 shown on plan no. 1717.02D shall be laid out and available for use prior to any works hereby permitted commencing. These parking spaces shall remain available for use at all time in connection with 40A Mason Road, Redditch.

Reason:- In the interests of highway safety and to prevent the displacement of vehicles onto the adjoining highway and in accordance with Policy CT12 of the Borough of Redditch Local Plan No.3 and the National Planning Policy Framework

Informatives

The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

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

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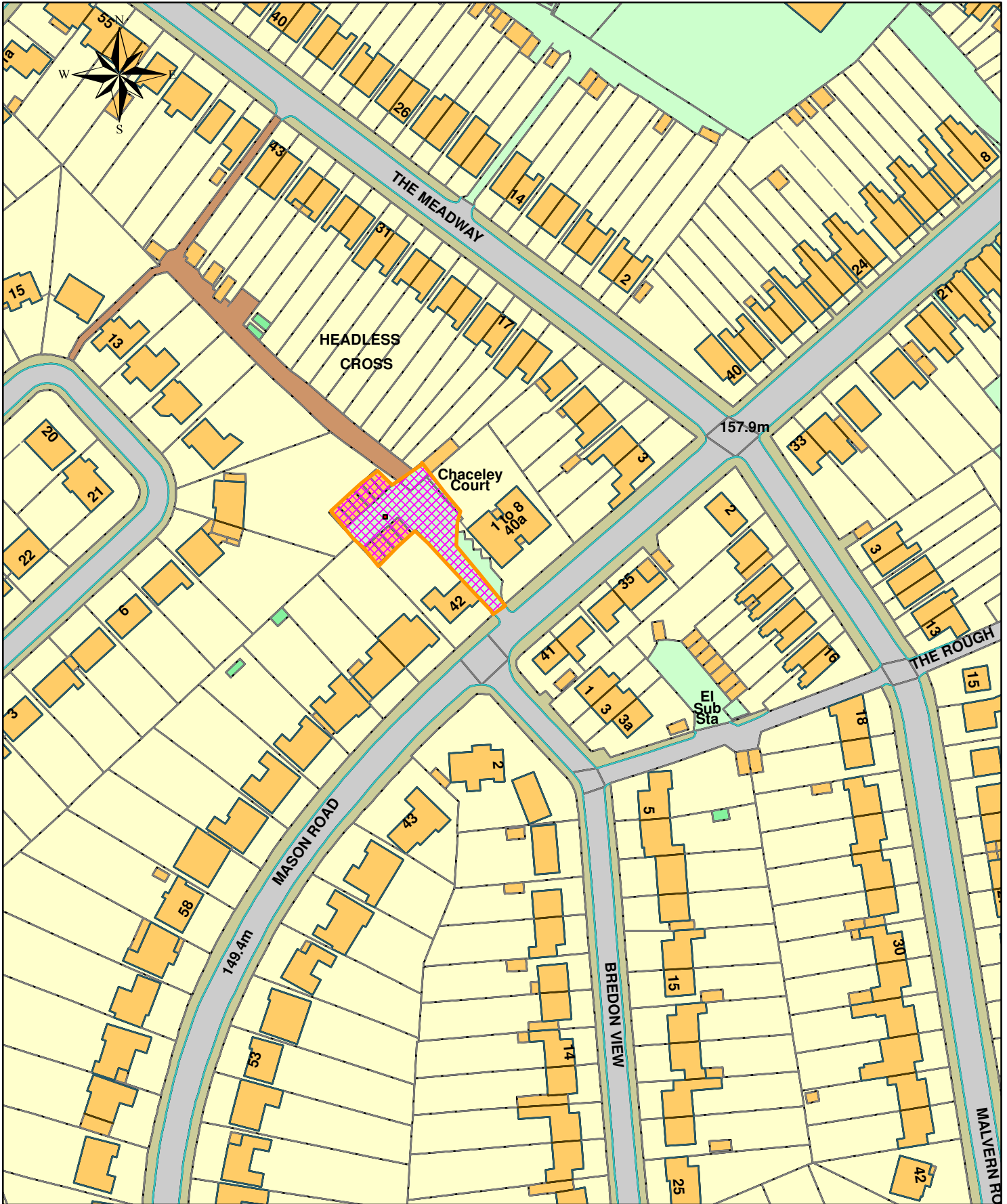
1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.

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 761160 or email: worcestershirevehicle.crossing@ringway.co.uk

Procedural matters

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



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2016/090/FUL

Land rear of Chaceley Court, 40a Mason Road, Headless Cross

13 July 2016

**PLANNING
COMMITTEE**13th July 2016

Planning Application 2016/134/FUL**Change of use from a class A1 use to a mixed Class A1/A3 use (coffee shop) and the installation of a new shop front.****12 Park Walk, Kingfisher Shopping Centre, Redditch, Worcestershire, B97 4HD, ,****Applicant: Coffee #1 Limited.
Expiry Date: 30th June 2016
Ward: ABBEY****(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 application site is Unit 12, Park Walk and is located within the Milward Square section of the Kingfisher Shopping Centre. The unit is currently occupied by Hallwood Furniture which is a home furnishings store. The unit has a floor space of approximately 250sqm. The existing frontage includes large glazed panels with white upvc frames and a central open entrance. to the front of the unit is Milward Square, where there is currently a pop up use by 'Rachel's Cupcakes' which serves as a café with enclosed seating area behind low timber fencing.

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

ETCR01 Vitality and Viability of the Town Centre
EEMP04 Locational Criteria for Development within Primarily Employment Areas
ETCR05 Protection of the Retail Core
ETCR12 Class A3, A4 and A5

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

**PLANNING
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Relevant Planning History

None

Consultations**Town Centre Co-ordinator**

No Objection

Development Plans

No Objection – Policy Compliant

Public Consultation Response

Site Notice Displayed – No comments received

Assessment of Proposal

Planning permission is sought for the change of use from a Class A1 use to a mixed Class A1/A3 use (coffee shop) and the installation of a new shop front.

With regard to Borough of Redditch Local Plan No. 3 such a change of use is in accordance with the following policies:

E(TCR).1 which seeks to maintain and enhance the Vitality and Viability of the Town Centre through a range of measures including ensuring it is the appropriate re-use and redevelopment of existing floor space where required and promoting diversification that provides vibrant mixed use areas.

E(TCR).4 - Need and Sequential Approach - which encourages and prefers such businesses to be placed within the Town Centre.

E(TCR).12 Class A3, A4 and A5 - which seeks that such uses should generally be located in the Town Centre

E(TCR).5 Protection of the Retail Core - as this application would not result in a continuous frontage of more than two non-retail units it should be acceptable.

The proposal also accords with the policies in the emerging plan, particularly Policy 30 Town Centre and Retail Hierarchy, Policy 31 Regeneration for the Town Centre and Policy 32 Protection of the Retail Core.

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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 following plans:

Site Location Plan - Drawing No. P4

Block Plan - Drawing No. P5

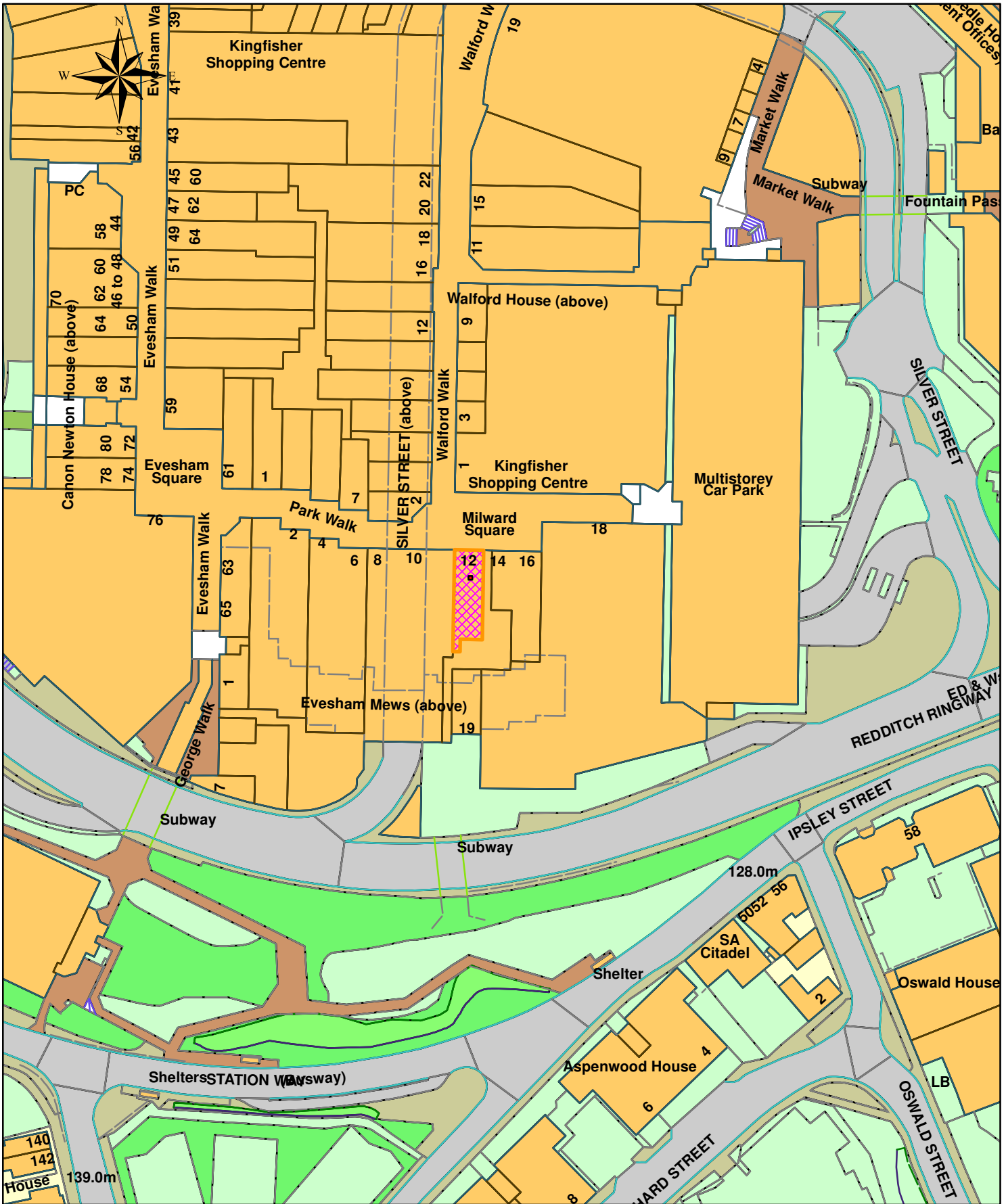
Existing & Proposed Front Elevations - Drawing No. P3

Proposed Ground Floor Plan - Drawing No. P2

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 proposal is for a change of use to A1/A3. As such the application falls outside the scheme of delegation to Officers.



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2016/134/FUL

12 Park Walk, Kingfisher Centre

13 July 2016

**PLANNING
COMMITTEE**

13th July 2016

Planning Application 2016/140/FUL**Change of use to a Health & Well-being Training and Performance Centre (D2 use)****Former Dawson Tyre Services, 4A Imex Spaces Business Centre, Oxleasow Road,
East Moons Moat, Redditch, B98 0RE****Applicant: Mr Duncan Davis
Expiry Date: 12th August 2016
Ward: WINYATES****(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 is located in a Primarily Employment Area within an Industrial Estate at East Moons Moat. Access to the Imex Business Centre is via Oxleasow Road. The existing unit is a small metal clad Industrial Unit and is currently unoccupied.

The unit was formerly occupied by a B2 (General Industrial) user: Dawsons Tyre Services.

Proposal Description

This is a full application for the change of use of this vacant B2 unit to a D2 (Assembly and Leisure) use: specifically in this case for use as a 'Cross-Fit' gymnasium. The property measures 216 square metres in floor area.

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

CS.7	The Sustainable Location of Development
E(EMP).3	Primarily Employment Areas
E(EMP).3a	Development Affecting Primarily Employment Areas
C(T).12	Parking Standards

Emerging Borough of Redditch Local Plan No.4

Policy 24	Development within Primarily Employment Areas
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Others

NPPF	National Planning Policy Framework
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Relevant Planning History

None

PLANNING COMMITTEE

13th July 2016

Consultations

RBC Development Plans

Comments summarised as follows:

This proposal is for a D2 use, which falls within an area designated for primarily employment use, and which would be more appropriately suited to a town centre location.

The NPPF at paragraph 24 states: *“Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre...”*

The NPPF at paragraph 27 states: *“Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors [NPPF para 26], it should be refused.”*

The applicant has not demonstrated that there are no suitable units within or adjacent to the town centre.

The following saved policies in Local Plan No.3 are appropriate to this application:

Policy E(EMP).3 – Primarily Employment Areas states: *“Within Primarily Employment Areas, as defined on the Proposals Map, development falling within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended), will normally be permitted... Non employment development will only be considered where:*

- i. it can be demonstrated that the site is not capable of being developed for employment use and that the loss of the site for employment use will not have an unacceptable impact on the supply of employment land in the Borough; or*
- ii. the use of the site for employment purposes raises unacceptable environmental or traffic problems which could be alleviated by alternative use or uses; and in all cases;*
- iii. the use is compatible with surrounding land uses in accordance with Policy E(EMP).3a (Development Affecting Primarily Employment Areas).”*

Policy E(EMP).3a – Development Affecting Primarily Employment Areas states: *“Development will only be permitted where it is compatible with the use of Primarily Employment Areas. Development will not be permitted where it would restrict the current or future use and/or development of Primarily Employment Areas for employment purposes or where the amenity of the new development would be compromised by its proximity to the Primarily Employment Area.”*

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13th July 2016

The following Policy in Local Plan No.4 is appropriate to this application:

Policy 24 Development within Primarily Employment Areas states: “Development will not be permitted where it would restrict the current or future use or development of Primarily Employment Areas (as defined on the Policies Map) for employment purposes. Non employment development will only be permitted when:

- such development would not cause or accentuate a significant shortage of land for employment use in the Borough or area concerned;
- it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must be undertaken with the Economic Development and Regeneration Service by the applicant to ascertain this; and;
- the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:
 - it impinges upon residential amenity;*
 - it causes substantial transport network, highway or traffic problems;*
 - it creates other adverse environmental effects; or*
 - technical reasons such as land stability or fundamental infrastructure problems.”*

Having regard to the above Policies, the Development Plans Team comment as follows:

Although the loss of this site for employment use would not have an unacceptable impact on employment land supply in the Borough, it is imperative that the compatibility of the proposed change of use with surrounding uses is taken into consideration.

In this instance it is considered that the proposed use would be incompatible in relation to the surrounding business uses and the types of vehicular movements these businesses create and no indication that there is sufficient segregation of parking within the unit’s forecourt to alleviate pedestrian and vehicular conflict.

A D2 use in this location is likely to compromise the day to day activities of existing and future business occupiers within this location, contrary to Policy E(EMP).3a of the Borough of Redditch Local Plan No.3.

The applicant has not provided evidence of an unsuccessful and appropriate marketing period for this property.

From a planning policy perspective, this application cannot be supported.

Highway Network Control

On my site visit, I noted that there were significant vehicle movements in the vicinity of the proposed site (on the forecourt area) mainly involving delivering goods vehicles and the unloading thereof.

These activities are not taking place within the highway and therefore could not result in a refusal on the grounds of Highway Safety, however, I do have concerns over the introduction of additional pedestrian movements in the area having regard to these existing activities.

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Worcestershire Regulatory Services

Comments summarised as follows:

The previous use of the unit was for a tyre sales and repair business and as such there is the potential for contamination. In accordance with the National Planning Policy Framework, it is important to ensure that the site is suitable for its proposed use taking account of ground conditions, pollution arising from previous uses and any proposals for mitigation including land remediation. The Framework also requires adequate site investigation information be prepared by a competent person. As little information is known or has been provided on this site, a Phase I study is recommended. Standard planning conditions to address this issue are recommended for inclusion in the case of planning permission being granted.

Public Consultation Response

1 representation received in objection

Comments are summarised as follows:

I have very serious concerns regarding the change of use on this Industrial unit in respect to safety. We run a cardboard box manufacturing business from Unit 3A Imex Business Spaces which is next door to Unit 4A. We have been manufacturing boxes in this unit for approximately 15 years. The nature of our business necessitates the unloading of large pallets of cardboard from 40ft articulated lorries from our board suppliers and deliveries of wooden pallets on a daily basis and also the loading of pallets of boxes onto independent carriers and also our own 7.5 tonne lorry daily.

Our forklift is operational for several hours a day and we are very concerned about the possibility of members of the general public walking across the frontage of our unit to gain access to Unit 4A as there are no dedicated pedestrian footpaths. As well as our lorry we have two vans parked outside and two large cardboard recycling skips.

We use the outside space of our unit all the time and work in progress necessitates us leaving pallets of board/boxes outside and stacks of empty pallets whilst we load/unload. As there is no dedicated footpath for pedestrians to walk on a big concern is people walking about in front of our vehicles and forklift whilst in use or walking from behind our parked vehicles into the path of delivery vehicles, our lorry and vans and the forklift. There is no designated car parking by the units and we fully utilise all the space outside our unit. The main car park which is outside the office block away from the units would entail walking past the front of our unit to gain access to unit 4A.

The unit to the other side, Unit 5A is a logistics company and is operational 24 hours a day, 7 days a week and has very busy periods with lorries lined up waiting to be loaded/unloaded with two forklift trucks. There is no space for car parking by their unit as they need 24 hour access. Their busiest periods are 5am to 9am and 5pm to midnight on a regular basis.

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We work until 7.30-8pm on a regular basis which would be incompatible with the proposed use of the unit in question. We have been made aware that some of the exercise classes will be held outside the unit on the yard and this is not a suitable environment as it has a very restricted width between the Unit 3A and Unit 5A and it would not be safe and likely to result in an accident. There would need to be some sort of safety barrier erected which would not be appropriate as the whole estate is open plan.

Assessment of Proposal

Principle of Change of Use

The National Planning Policy Framework defines Assembly and Leisure (D2 Class uses) as main town centre uses and comments that Local Planning Authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. Paragraph 24 of the NPPF comments that applications for main town centre uses should be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

The NPPF at paragraph 27 states that *“Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors [NPPF para 26], it should be refused.”*

Policy CS.7 of the Borough of Redditch Local Plan No.3 echoes the NPPF stating that uses that attract a lot of people should be directed to the Town Centre where such uses are encouraged in principle, rather than an out of centre location such as the application site, which has relatively poor public transport links. The proposal is therefore considered to be unsustainably located and the applicant has not demonstrated that there are no suitable units of a similar size within or adjacent to the town centre.

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.3 where the primary aim of Policy E(EMP).3 is to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land.

The change of use of this unit from a former tyre sales unit (B2 use) to an Assembly and Leisure (D2 use) is generally at odds with the aims and objectives of both Policies E(EMP).3 of Local Plan No.3 and Policy 24 of the Emerging LP4.

Under the terms of the above policies, non-employment development within Primarily Employment Areas will only be considered where it can be demonstrated that the loss of the site will not have an unacceptable loss on the supply of employment land within the Borough, the site is no longer viable as an employment area and the site is no longer appropriate for employment use having regard to residential amenity considerations, highway safety, other adverse environmental effects, or other technical reasons.

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It is unclear as to precisely how long the unit has been vacant although Economic Development colleagues inform your officers that the unit is unoccupied and has been on the Council's (Economic Development) database for around 6 months. Policies which exist require an applicant to demonstrate that for a period of no less than 2 years and 3 months, the property has been marketed for employment (B1, B2, B8) use without success before alternative uses can be considered. Economic Development colleagues confirm that the unit has been vacant for less than this required period and your officers have confirmed that no evidence has been advanced with this application to demonstrate an unsuccessful and appropriate marketing period for this property.

Compatibility of Uses

Policy E(EMP).3a of LP3 requires that proposed land uses be compatible with the use of Primarily Employment Areas. Development is not permitted where it would restrict the current or future use and/or development of Primarily Employment Areas for employment purposes or where the amenity of the new development would be compromised by its proximity to the Primarily Employment Area.

Your officers agree with the comments received from the RBC Development Plans team, Highway Network Control and the representation received, all of whom raise serious concerns regarding compatibility of uses.

The site is in a location made up of 20+ small industrial units. The nature of the proposed use would be incompatible in relation to the surrounding business uses and the types of vehicular movements these businesses create, such as forklift truck, delivery and HGV movements. Your officers consider that there would be a conflict between these vehicular movements and pedestrians wishing to access the D2 use. The very nature of such a high number of businesses in this location compounds the level of associated vehicular movements. There is no indication that there is sufficient parking within the forecourt of the proposed unit to accommodate sufficient levels of parking to alleviate a conflict between pedestrians using this facility and surrounding vehicular movements. There is also no indication that the unit's forecourt will be segregated from the adjacent forecourts to improve customer safety.

Your Officers consider that a D2 use in this location would compromise the day to day operating activities of the existing and future business occupiers within this Business Centre. Furthermore, the applicant refers to outdoor running activities within their supporting statement. Whilst it is stated that peak operating hours would be from 6pm onwards, there is no indication that there will be no outdoor activities during the 6am to 6pm operating period, which would give further cause for concern between pedestrian and vehicular conflict.

Conclusion

To conclude, the proposed use would be more appropriately suited to a town centre location. The applicant has not satisfied the NPPF's sequential test and demonstrated that there are no suitable units within or adjacent to the town centre.

The proposal would be incompatible in relation to the surrounding business uses and the types of vehicular movements these businesses create.

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There is no indication that there is sufficient parking or segregation within the unit's forecourt to alleviate pedestrian and vehicular conflict.

A D2 use in this location would compromise the day to day activities of existing and future business occupiers within this location, especially day to day activities which take place outside of the business units.

The applicant has not provided evidence of an unsuccessful and appropriate marketing period for this property to demonstrate that the unit could not be used for appropriate (B1, B2 or B8) type employment uses.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the reasons below:

1. The proposed change of use to D2 would result in a loss of land designated for employment (B1, B2, B8) purposes. In the absence of any justification for this loss, the proposal is considered to be contrary to Policy E(EMP)3 of the Borough of Redditch Local Plan No.3 and Policy 24 of the emerging Borough of Redditch Local Plan No.4.
2. The proposed use would be incompatible with the use of existing neighbouring businesses' set within this Primarily Employment Area contrary to the provisions of Policy E(EMP)3.a of the Borough of Redditch Local Plan No.3 and Policy 24 of the emerging Borough of Redditch Local Plan No.4.
3. The applicant has failed to satisfy Paragraph 24 of the National Planning Policy Framework which requires that a sequential test be applied to planning applications for main town centre uses that are not in an existing centre. The creation of a D2 use in a location outside the town centre in an area poorly served by public transport would be likely to generate a significant quantity of unsustainable trips in private vehicles contrary to Policy CS7 of the Borough of Redditch Local Plan No.3 and the provisions of the NPPF.

Informatives

- 1) The Local Planning Authority is aware of the requirement in the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to applications.

The application was not considered to be acceptable having regard to the Planning Policy Framework which exists. The applicant however considered that the proposals should be considered as submitted.

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- 2) The development is hereby refused in accordance with the following drawings:

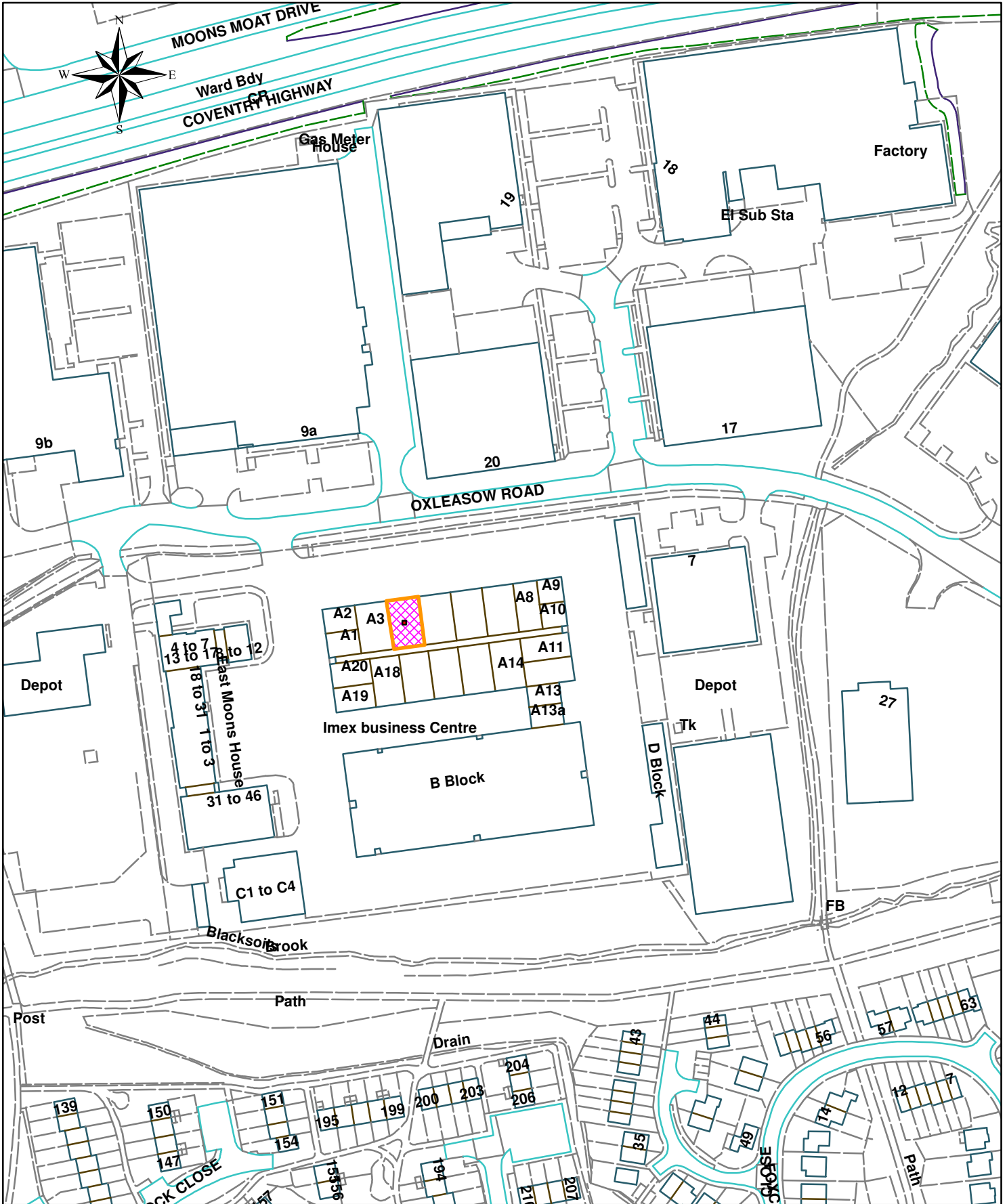
Site Location Plan, scale 1:1250

Block Plan, scale 1:500

Applicants written supporting statement

Procedural matters

All applications for Assembly and Leisure (Class D2 use) are reported to Planning Committee for determination.



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Planning Application 2016/141/COU**Change of use of the First and Second Floors from offices (A2) to Assembly and Leisure (D2) to facilitate escape games****8 - 10 Unicorn Hill, Town Centre, Redditch, B97 4QR.****Applicant: Mr Craig Dixon
Expiry Date: 28th July 2016
Ward: ABBEY****(Site Plan attached)**

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 application site relates to the first and second floors Nos. 8 -10, located on the north side of Unicorn Hill within the Town Centre Conservation Area. The ground floor is occupied by Coral Bookmakers. The property adjoins The Fisherman's Catch (to the west) and TSB Bank to the east.

Proposal Description

Permission is sought to change the use of the first and second floors of this property from an office use to a Leisure and Assembly (Class D2) use. The application intends to use the floors for escape games which typically involve customers attempting to solve puzzles to collect codes and keys. If permission were to be granted, unless there were any specific reasons for applying a restriction, the consent would allow other assembly and leisure uses to occupy the premises without first having to apply for planning permission.

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

BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre

Emerging Borough of Redditch Local Plan No. 4

Policy 31: Regeneration for Town Centre

Others:

NPPF National Planning Policy Framework

Consultations**Community Safety Officer**

No objection.

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Conservation Advisor

No objection.

Highway Network Control

No objection.

Town Centre Co-ordinator

No objection.

Public Consultation Response

No comments received.

Assessment of Proposal

The proposal relates to a change of use from offices (B1 Use) to assembly and leisure (D2 Use) on the first and second floors to facilitate live escape games. There are no alterations proposed to the internal arrangement of the rooms and no external changes proposed. The access to the premises would be via a separate door onto Unicorn Hill adjoining the recruitment consultants. The applicant has provided supporting information to explain how the escape games would work, the rooms would contain clocks, shelves, desks and other furniture and problems are solved using a series of clues.

The site is currently vacant and is located within the Redditch Town Centre designated by Policy E(TCR).1 of Adopted Local Plan No.3 and Policy 31 of Emerging Local Plan No.4. It is considered that local policies are compatible with the NPPF, which promotes the vitality and viability of town centres. The views of the Town Centre Coordinator are noted and therefore the principle of the change of use at this location is considered acceptable, having regard to the planning policy framework. There are no external changes proposed and therefore there would be no impact on the character of the Conservation Area.

Other issues

No objections have been raised from any consultee and the site is in a sustainable location close to the bus and train station and town centre facilities.

RECOMMENDATION:

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

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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:

Site Location Plan@1:1250,
Proposed First and Second Flooplans
Q3 of application form and supporting information

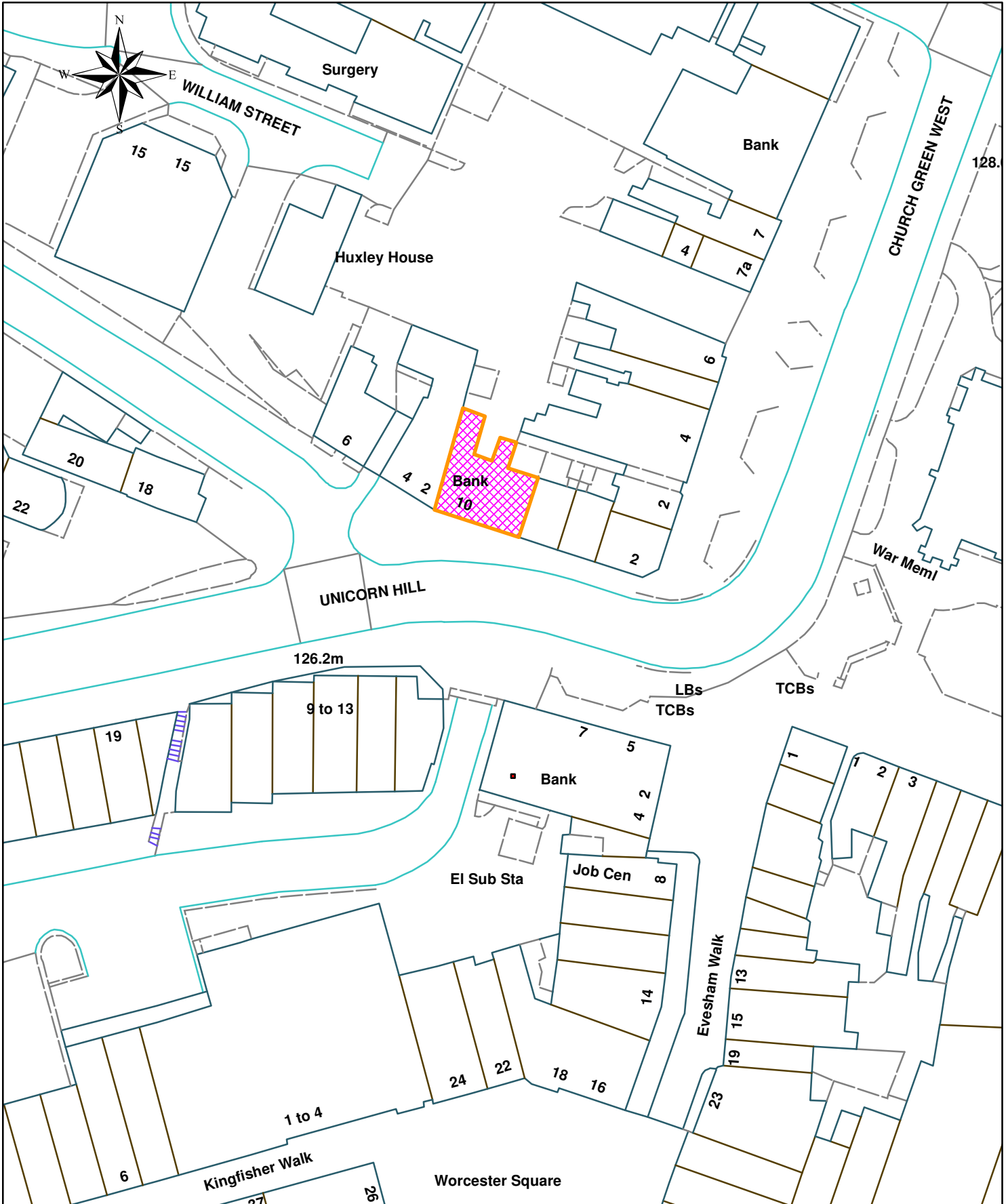
Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

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 application relates to a change of use to Assembly and Leisure (D2) and as such the application falls outside the scheme of delegation to Officers.



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 B98 8AH

2016/141/COU

8-10 Unicorn Hill, Redditch B97 4QR

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Planning Application 2016/145/FUL**Change of Use to A5 (Hot Food Takeaway) and the Erection of Static Catering Unit with Hardstanding & Security Fencing****Land To The Rear Of No. 4, Upper Crossgate Road, Park Farm North, Redditch, Worcestershire****Applicant: Mr & Mrs Gary Webster**
Expiry Date: 13.08.2016
Ward: Greenlands**(Site Plan attached)**

The author of this report is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is situated on Howard Road, in the curtilage of, and to the rear of 4 Upper Crossgate Road and the public highway. The site is located in a primarily employment area within both the adopted Redditch Borough Local Plan No. 3 and the emerging Redditch Borough Local Plan No. 4 and so the character and appearance of the area is industrial. The site is not allocated to meet strategic employment needs.

Unit recently the site was a vegetation buffer strip; however this vegetation has now been cleared. The area of land does have a small area of hardstanding within it, where a previous small building once stood, but other than this the site area is vacant.

There is a disused bus layby within Howard Road to the front of the application. This layby is where the applicants cite their existing mobile catering unit.

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

E(EMP).01 Employment Provision
E(EMP).03 Primarily Employment Areas
B(BE).13 Qualities of Good Design
B(BE).22 Temporary Buildings and Uses

Emerging Borough of Redditch Local Plan No. 4

Policy 23: Employment Land Provision
Policy 24: Development within Primarily Employment Areas
Policy 17: Flood Risk Management

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Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations**Worcestershire Regulatory Services**

No objections from a noise / nuisance point of view.
No other comments received to date.

North Worcestershire Water Management

Environment Agency maps indicate that the site is located within Flood Zone 1, there is some surface water flooding indicated by the EA Surface Water Flood Mapping at the 1 in 100 year return period on Upper Crossgate Road but none on the site itself or on Howard Road to the north. Overall the flood risk to the site is not deemed considerable.

It is recommended that all proposed hard standing is completed in permeable surfacing; it is likely that the underlying ground conditions are impermeable so this surfacing should be under drained and connected into to the surface water drainage from the site.

North Worcestershire Economic Development and Regeneration

No Comments Received To Date

Development Plans

- NPPF para.22 states that applications for alternative uses on employment land should be treated on their merits.
- The extensive trading history of this business demonstrates a long-standing need for this facility in this location.
- Temporary structures should not be considered as a long-term structural solution. This application offers a reasonable solution to this issue.
- The site is not an allocated employment site to meet strategic needs and due to its size (180 sqm), would not have an unacceptable impact on the employment land supply.
- Due to the collaborative nature of the applicant and the adjacent business use owner, it is unlikely that this proposal will compromise the existing business use.
- This proposal would make best use of a small plot of land that would otherwise remain as undeveloped curtilage land.

From a planning policy perspective, this application can be supported.

Highway Network Control

Has No Objection to the grant of permission.

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Public Consultation Response

No comments received to date.

Assessment of Proposal

The site lies within an area designated as primarily employment within both the adopted Redditch Borough Local Plan No. 3 and the emerging Redditch Borough Local Plan No. 4.

The proposal is for a change of use of the application site to an A5 (hot food take away) use with the erection of a static catering unit, to service the surrounding business uses. This business has been in operation in the vicinity of the application site for the last 20 years on a mobile basis, which does indicate that there is a need for this facility in this location.

Use of the site

Saved Policy E(EMP).3 and Emerging Policy 24 both set out that Non employment development within primarily employment areas will only be permitted if they don't have an unacceptable impact or accentuate a significant shortage of employment land in the borough. Paragraph 22 of the NPPF sets out that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits...'.

Although the proposal falls within an area designated for primarily employment use, our Planning Policy colleagues have considered that the site could best be described as SLOAP (Space Left Over After Planning), as it comprises a vegetation buffer within the curtilage, and to the rear of, an existing business unit and the public highway. So other than providing an opportunity for an extension to the existing business unit which is located to the rear of this site (4 Upper Crossgate Road), it is considered that the application site would remain undeveloped.

The application site is owned by Unit 4 Upper Crossgate Road who have offered this land to the applicant to put their catering unit on it. It is therefore considered that the proposal would be unlikely to compromise the existing business use of this site.

Due to the size of the application site and the fact that it is not an allocated employment site in the Saved or Emerging Local Plan, it is not considered that the loss of this area of employment land would have an unacceptable impact on the employment land supply.

Sustainable Development

The site being located within the primarily employment area would mean that the catering unit would be within close proximity and easily accessible on foot to its end-users. This

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proposal would therefore promote and support the principle of sustainable development set out in paragraph 197 of the NPPF.

To maintain the sustainability of this proposed use, it is deemed necessary to condition the opening hours of the catering unit so that it is open to meet the needs of the surrounding businesses.

Character of Area

Being in a primarily employment area, the planning application site and its surrounding area has an industrial character and appearance, with industrial buildings, open storage of goods and equipment, palisade fencing, car and lorry parks and some vegetation forming the main character of the street scene.

The catering unit that is proposed would be a refurbished modular building, which would be fitted out to meet current Environmental Health Legislation. It would be situated within the fenced compound, on an area of hardstanding. It would be located approximately 2.5metres behind the fence and would be approximately 29sqm in area and 3metres high. All fenestration would be secured with metal shutters outside of normal opening hour.

Due to the industrial nature of the area that surrounds the application site, and the varied street scene that this offers, it is not considered that the proposal would have a detrimental effect on the character or appearance of the locality.

As a modular building, the proposed catering unit would not be considered to be a permanent building. However due to the nature of the business proposed here and the overall character and appearance of the area in which this application site is situated, it is not considered that the proposed modular building would adversely affect the character and appearance of the area if it were cited for a long term. As such in case this it is not considered that it would be necessary to impose a temporary condition on the building.

Amenity of area

Due to the industrial nature of the surrounding area, it is not considered that the proposed development would have a detrimental effect on the amenity of the area or its existing occupiers.

Parking

Although no parking has been allocated for the proposed catering unit, the applicant has confirmed that the staff of the proposed catering unit would park in the spaces available to the front of Unit 4 Upper Cross Gate Road.

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In terms of customer parking, a large proportion of the end-users of the proposed catering unit would be within walking distance of it and so would not require parking. However it is noted that on street parking is widely available within the vicinity of the application site. This on street parking would increase if the application is approved, as the proposed use would free up the disused layby that the existing mobile catering unit occupies.

It is also noted that Worcestershire County Highways have raised no objection to the proposal.

Conclusion

Overall therefore I consider that the proposal subject to conditions would accord with the saved policies in the Redditch Borough Local Plan No. 3, the emerging policies in the Redditch Borough Council Local Plan No. 4 and the NPPF. As such it is my view that the proposed development is acceptable.

RECOMMENDATION:

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

Conditions:

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

Reason: To comply with National Legislation.

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

Drawing No. 3022_001- Proposed Plans and Elevations

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

- 3) The Proposed Catering Unit shall only be only be open for business during the hours of 7.00am to 2.00pm Monday to Saturday and not on Sundays or Bank Holidays.

Reason: To maintain the sustainable nature of the proposed development in accordance with the NPPF.

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- 4) All of the proposed hard standing shall be completed in a permeable surfacing; and the surfacing should then be under drained and connected into to the surface water drainage.

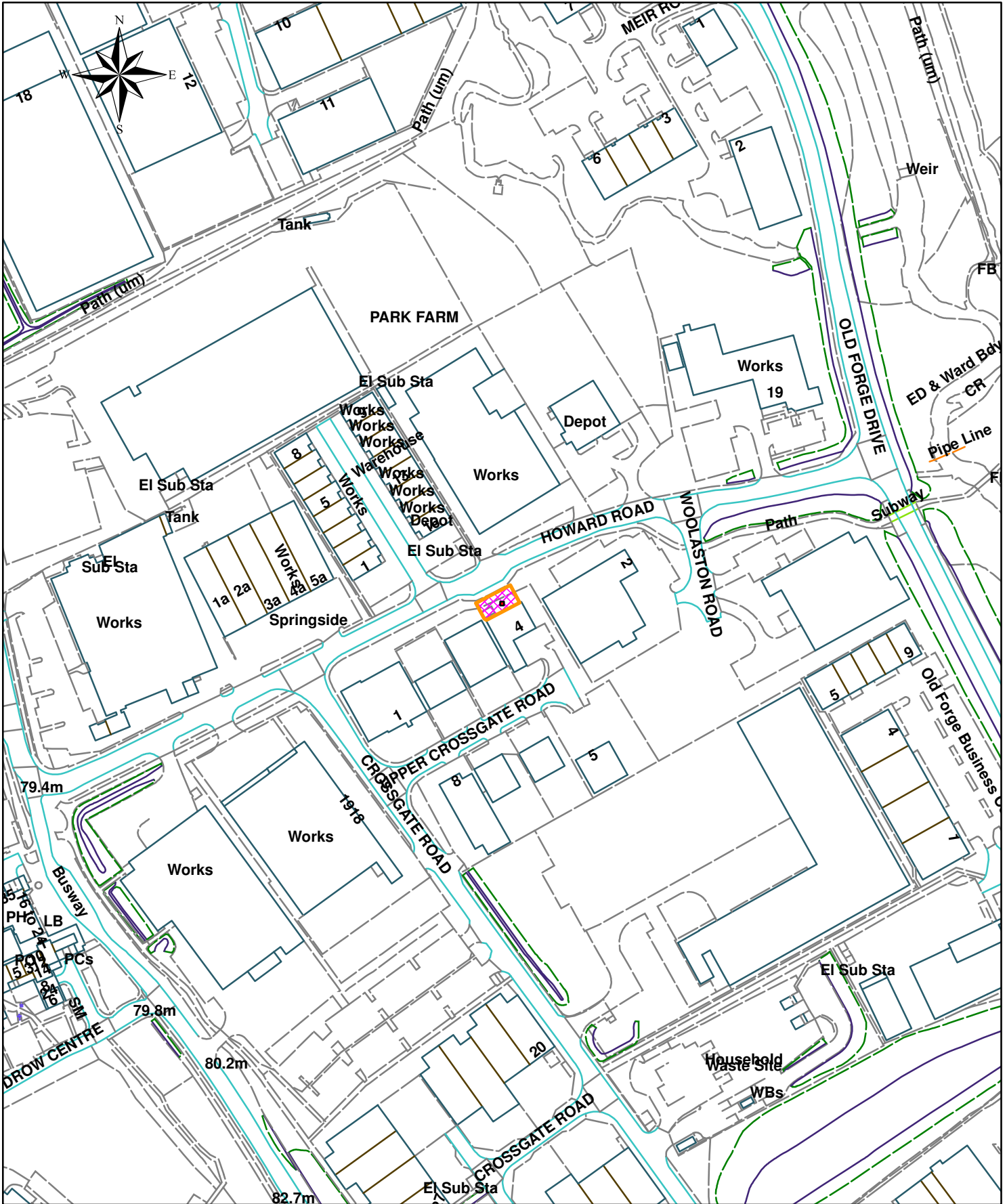
Reason: To alleviate the risk of surface water flooding in accordance with Policy 17 of the emerging Redditch Borough Council Local Plan No. 4 and the NPPF.

Informative

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the application is for a Change of Use to A5 (hot food takeaway). As such the application falls outside the scheme of delegation to Officers.



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2016/145/FUL

Land to rear of 4 Upper Crossgate Road

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Planning Application 2016/173/FUL**Development of 44 No. houses - mix of 2,3,4 bedroom, 2 bed apartments and 2 bed bungalow****Land off Dixon Close, Enfield, Redditch**

Applicant: Mr Nick Laight: Central and Country Developments Ltd
Expiry Date: 7th September 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 measures approximately 0.9ha in area. It is bounded to the north-west by the new housing development at the former gas works site (now known as Dixon Close); to the north-east by a small wooded area; to the south-east by a railway line and to the south-west by industrial development forming part of the Enfield Industrial Estate. The site is zoned for Primarily Employment purposes within the Borough of Redditch Local Plan No. 3.

Proposal Description

Full planning permission is sought to erect 44 residential units which would be provided as follows:

- * 6 x 1 bed flats
- * 2 x 2 bed maisonette
- * 1 x 2 bed bungalow
- * 9 x 2 bed houses
- * 24 x 3 bed houses
- * 2 x 4 bed houses

The breakdown of the 13 affordable dwellings to be provided as part of this development is as follows:

8 social rented units:

- * 4 x 1 bed flats
- * 1 x 2 bed bungalow
- * 2 x 2 bed houses
- * 1 x 3 bed house

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5 intermediate units:

- * 2 x 2 bed houses
- * 3 x 3 bed houses

Access to the site would be via Dixon Close, to the north-west of the site where the existing close currently terminates.

Background

Full planning permission was granted under 2013/289/FUL for the erection of 39 dwellings on this site. The approved scheme allowed for a mix of two, two and a half and three storey semi-detached and terraced houses, with the exception of 2 detached bungalows. Of the 39 units approved, a 30% share of these were affordable, in accordance with the Council's minimum requirements for the provision of affordable housing for developments of this size. The 30% equated to 12 of the 39 units. This consent is extant but has not been implemented.

Full planning permission was then granted on the same site under application 2015/042/FUL which sought consent for the erection of a further 5 dwellings over and above the previously approved scheme 2013/289/FUL (44 in total). This application also sought to provide 30% of the dwellings as affordable (13 in total), with 70% as open market dwellings. The application was reported to the Planning Committee of 10th June 2015, where the Planning Committee determined to grant planning permission subject to the satisfactory completion of a Section 106 Planning Obligation and conditions set out in the agenda papers for that committee. Prior to the planning permission being issued, the applicant put forward an amendment to application 2015/042/FUL, by asking the Council to consider an application whereby all of the dwellings would be provided as affordable dwellings rather than with the 30% and 70% split as proposed originally. The change required a fresh consultation process whereby neighbouring properties who were given the opportunity to comment on the original scheme were given the opportunity to comment again with respect to the amendments. The amended scheme was reported back to the Planning Committee of 12th August 2015 where members resolved to grant planning permission for all 44 dwellings to be provided as affordable dwellings. The S106 planning obligation was signed on 1st December and the planning permission was issued on 3rd December 2015.

The current application for 44 units seeks consent to revert back to the original 30% and 70% split as granted by the Planning Committee in June 2015 with 13 of the dwellings being provided as affordable dwellings.

All other matters (means of access, appearance, landscaping, layout and scale) remain identical to the scheme as considered by the Committee under application 2015/042/FUL (original submission).

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

EEMP03 Primarily Employment Areas
 CS06 Implementation of Development
 CS07 The Sustainable Location of Development
 CS08 Landscape Character
 BHSG05 Affordable Housing
 BHSG06 Development within or adjacent to the curtilage of an existing dwelling
 BBE13 Qualities of Good Design
 BBE19 Green Architecture
 BNE01 Overarching Policy of Intent
 BNE01A Trees, Woodland and Hedgerows
 S01 Designing out Crime
 CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
 Policy 4: Housing Provision
 Policy 5: Effective and Efficient use of Land
 Policy 6: Affordable Housing
 Policy 24: Development within Primarily Employment Areas
 Policy: 39 Built Environment
 Policy: 40 High Quality Design and Safer Communities

Others:

SPG Encouraging Good Design
 SPD Affordable Housing Provision
 SPD Open Space Provision
 SPD Designing for Community Safety
 Worcestershire Waste Core Strategy (WWCS)

Relevant Planning History

2013/289/FUL	Erection of 39 dwellings comprising 37 houses - mix of 2, 3 & 4 bedroom; and 2 no 2 bed bungalows	Approved subject to Section 106 Agreement	23.05.2014
2015/042/FUL	Erection of 44 dwellings comprising 35no. 2,3 and 4 bed houses, 6no. 1 bed apartments, 2no. 2 bed maisonettes and 1no. 2 bed bungalow (substitution of some house types approved under 2013/289/FUL)	Approved subject to Section 106 Agreement	03.12.2015

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Consultations

North Worcestershire Water Management

No objection subject to the inclusion of a pre-commencement condition requiring drainage scheme details to be submitted

Housing Strategy

Housing Strategy has agreed the affordable housing provision, its location and mix with the developers which will be a mix of social rented units and intermediate affordable housing which meets the prevailing housing needs of the Borough

Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection, subject to the inclusion of conditions covering access, turning and parking, on site roads specification, the submission of a travel plan and a Construction Management Plan together with standard highway informatives

Development Plans

No objection. The net increase in plot numbers does not have a significant impact on the density of the development and is in keeping with adjacent density levels

Education Authority

If development goes ahead in this area, there will be a need for a contribution towards local education facilities in accordance with our Supplementary Planning Document on Planning Obligations for education facilities

Contaminated Land Worcestershire Regulatory Services

No objection subject to a suitably worded condition for the protection of contamination

Network Rail

No objection in principle but due to the proposal being next to Network Rail land and infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we would request that conditions be applied in the case of the proposals being granted consent. Such conditions should include a risk assessment and a method statement for the works to be carried out on site details of a suitable trespass proof steel fence of at least 1.8m in height to be installed adjacent to Network Rail's boundary and drainage details to be submitted to the Network Rail Drainage Engineer for comment

Tree Officer

No objection subject to conditions for soft landscape works including new planting and existing trees/shrubs to be retained and protected during construction works

Public Consultation Response

2 representations received in objection

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Comments are summarised as follows:

- * Dixon Close is already congested with insufficient car parking to serve the development. The proposal will make things worse
- * Pedestrian safety issues raised

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

Assessment of Proposal

Principle

The principle of the development was established under the previously approved residential schemes as set out in the planning history above and is therefore acceptable.

Density, design and mix of development

The density of the development remains unchanged from application 2015/042/FUL. This equates to 55dph, based on a net developable area of 0.8ha and falls within the desired density range for an edge of centre site, and would respect the density of existing development at Dixon Close. The design and appearance of the development is similarly unchanged from application 2015/042/FUL approved by the Planning Committee in June 2015 and requires no further consideration. Private amenity space for future occupiers of the development would be in compliance with the Councils adopted SPG 'Encouraging Good Design' and as such, officers are satisfied that the scheme could not be regarded as an over-development of the site.

Impact on nearby residents including highway safety considerations

Representations received from the public concern impact upon amenity due to increased vehicle movement to and from the site and associated highway safety implications.

Parking to be provided as part of the scheme complies with the Borough Councils standards and the highway authority have raised no objection to the application, accepting that the proposals would not adversely impact on highway safety or the road network, subject to the imposition of planning conditions and informatives.

As under earlier applications, during the course of all on-site redevelopment works and final fitting out, all construction traffic, contractors and deliveries access and egress from the site would be via the Enfield Industrial Estate with no construction traffic accessing the site via Dixon Close. The same access point (via the Enfield Industrial Estate) would act as an emergency vehicular access in perpetuity as per the earlier application. Conditions to this effect are included in order to provide safe and convenient access to the site and to minimise disruption to existing residents of Dixon Close.

Affordable Housing

Housing Strategy have confirmed that they consider that the proposals offer a good and varied mix of property types with the affordable housing significantly assisting in meeting

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the housing needs of the Borough. It is intended that the affordable housing be provided on site as per the schedule / mix set out earlier in this report. The Housing Strategy Team will be working closely with the applicant to ensure that this happens. In the unlikely event that an affordable housing provider cannot be found, the applicant has agreed to pay the Council a commuted sum towards affordable housing provision in accordance with agreed policy requirements and calculations.

Planning obligations

Because the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation, a S106 agreement has been drafted. The obligation in this case would cover:

- Contributions towards play areas at Forge Mill and sports provision at Abbey Stadium, due to increased demand/requirements from future residents, are required in compliance with the SPD
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy
- Contributions towards County Education facilities in accordance with the Councils adopted SPD. The County have confirmed that there is a need in this area to take contributions towards the proposed relocation and expansion of Holyoakes Field First School
- The provision of 13 units on the site to be restricted to affordable housing in perpetuity or the provision of a commuted sum towards the provision of affordable housing within the Borough of Redditch.

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

Conclusion

Officers consider that this detailed application is wholly acceptable having regards to the development plan and to all other material considerations. The Planning Policy Framework, the site and the surroundings have not altered materially following the consideration of the earlier application in 2015 and therefore no additional issues have been identified which would make this application unacceptable in planning terms.

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:-

1) 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

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- * Contributions are paid to the Borough Council towards the provision of wheelie bins for new development
- * Contributions are paid to the County Council towards County education infrastructure in accordance with the Councils adopted SPD
- * 13 units on the site are restricted to affordable housing in perpetuity or a commuted sum towards the provision of affordable housing within the Borough of Redditch be paid to the Council

and

2) Conditions and informatives as listed 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 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

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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) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;
0800 to 1800 hours Monday to Friday
0900 to 1200 hours Saturdays
and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 6) The development hereby permitted shall not be brought into use until the accesses (including the emergency access), turning area and parking facilities shown on the approved plans 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.

- 7) 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.

- 8) The development hereby permitted shall not be brought into use until the applicant has submitted to and have approved 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.

Reason: To reduce vehicle movements and promote sustainable access in accordance with the provisions of the National Planning Policy Framework

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- 9) A Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include the following:-
- a. Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - b. Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);

The measures set out in the approved Plan shall be carried out in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

Reason: To protect the amenities of nearby properties during the construction of the development and to protect the natural and water environment from pollution in accordance with the provisions of the National Planning Policy Framework.

- 10) 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.

- 11) 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

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- 12) 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.

- 13) Prior to development commencing full details of a trespass proof fence to prevent pedestrian trespass onto the adjacent railway at a minimum height of 1.8 metres, including details of provision for its future maintenance and renewal shall be submitted to and approved in writing by the Local Planning Authority and Network Rail. The details thus approved shall be fully implemented prior to first use or occupation.

Reason :- In the interests of health and safety and to protect the visual amenities of the area. in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 14) Prior to development commencing full details of an acoustic fence to be erected along the south-west and south-east boundaries to the application site including details of provision for its future maintenance 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.

Reason :- In the interests of safeguarding the residential amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 15) During the course of all on-site redevelopment works and final fitting out, all construction traffic, contractors and deliveries access and egress from the site shall be via the Enfield Industrial Estate. No development traffic shall access the site via Dixon Close unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of nearby residential amenity in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 16) The emergency access shall be implemented prior to the completion of development works on the site. This access point shall be kept available for use by emergency vehicles in perpetuity.

Reason: In the interests of residential amenity and in order to provide safe and convenient emergency access to the site in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

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- 17) The approved emergency access shall be kept available as a secondary access / egress for construction traffic, contractors and deliveries during the construction period. Upon completion of development works this access shall be used for emergency vehicles only.

Reason: To allow a secondary access would allow all construction vehicles to access the site at all times via the Enfield Industrial Estate without having to access via Windsor Road, thereby safeguarding residential amenity in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Informatives

- 1) 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.

- 2) If it is the Developer's intention to request the County Council, as 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 the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. 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.
- 3) 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.

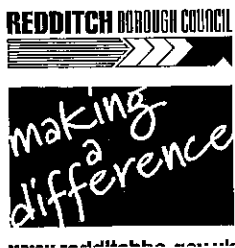
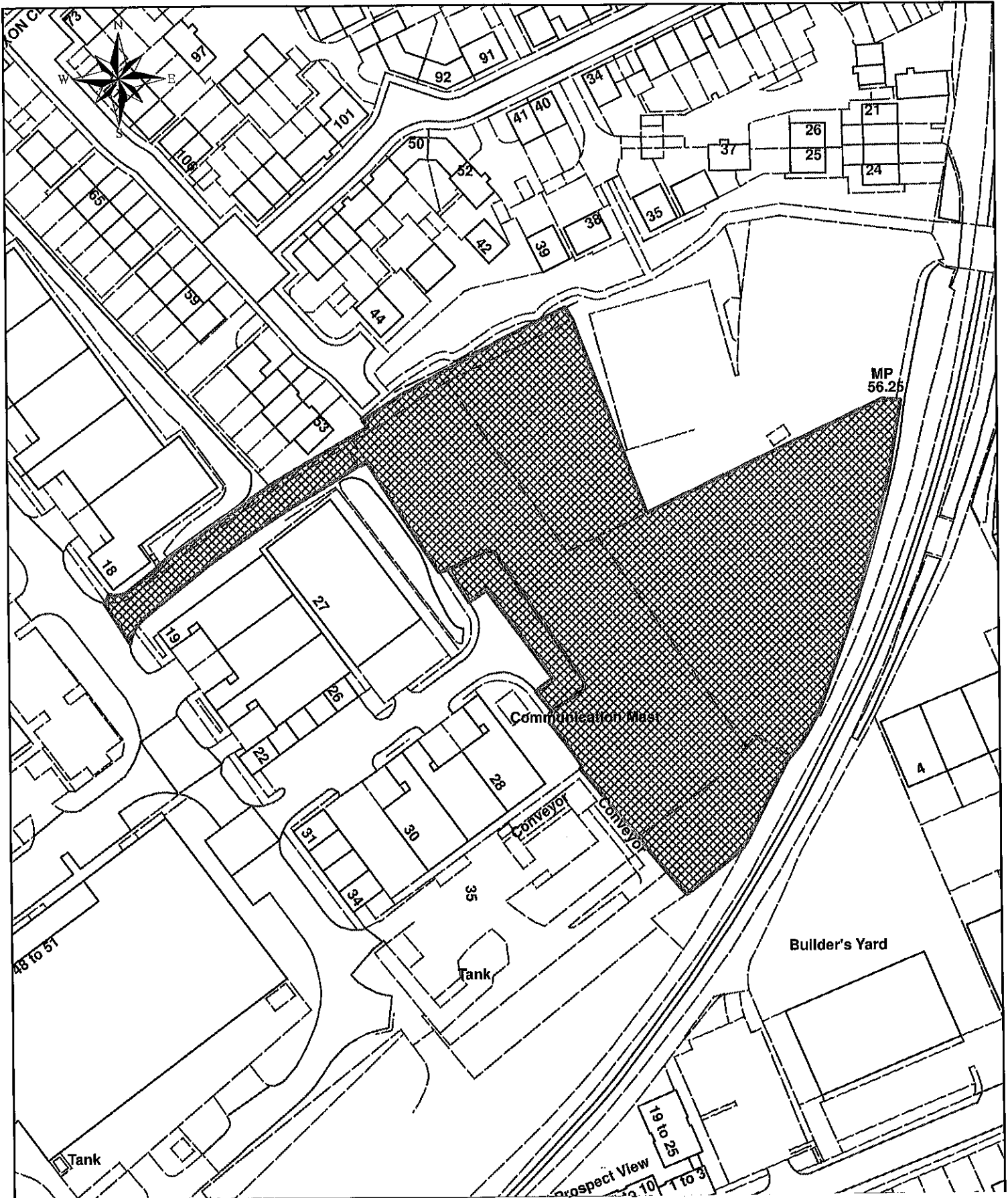
The applicant is, therefore, advised to submit the Engineering details referred to in this conditional approval to the County Council's County Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP at an early date to enable surface water disposal arrangements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

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- 4) The applicant's attention is drawn to the requirement to provide a Risk Assessment and Method Statement for development works which are to be carried out within 10 metres of operational railway land. This should be agreed prior to the commencement of any development on the site. The method Statement should be sent to: Outside Parties Engineer, Network Rail, Desk 122, Floor 1, Square One, 4 Travis Street, Manchester, M1 2NY.
- 5) 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.
- 6) 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 discussion.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development. In addition, the application requires a S106 Agreement. Such application fall outside the scheme of delegation



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

2016/173/FUL
 Land off Dixon Close
 13 July 2016

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Planning Application 2016/183/FUL**New kitchen and food kiosk****Valley Stadium, Bromsgrove Road, Batchley, Redditch, Worcestershire, B97 4RN,**

Applicant: Mr Chris Swan
Expiry Date: 9th August 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

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

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.	Approved	10.12.2015
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Provision of outdoor storage for maintenance equipment.
Refurbishment of existing floodlights.

2016/037/FUL	Addition of single storey Entrance Lobby	Approved	14.04.2016
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Consultations

No Comments Received To Date

Public Consultation Response

Site Notice Displayed – Due to Expire – 15.7.2016

Assessment of Proposal

The proposed single storey extension would be attached to the detached, flat roof building which serves a block of toilets. The building is located to the south east of the stadium. The extension is proposed to be built using blocks, have a paint finish and a flat felt roof to match the existing building. It is proposed to be used as a kitchen and food kiosk.

The footprint of the proposal would be 34 square metres with overall height of 2.8 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, authority be DELEGATED to the Head of Planning and Regeneration to GRANT planning permission following expiry of the weekly list 18th July 2016) assuming no additional material considerations been advanced, and subject to the conditions and informatives as set out below:

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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.

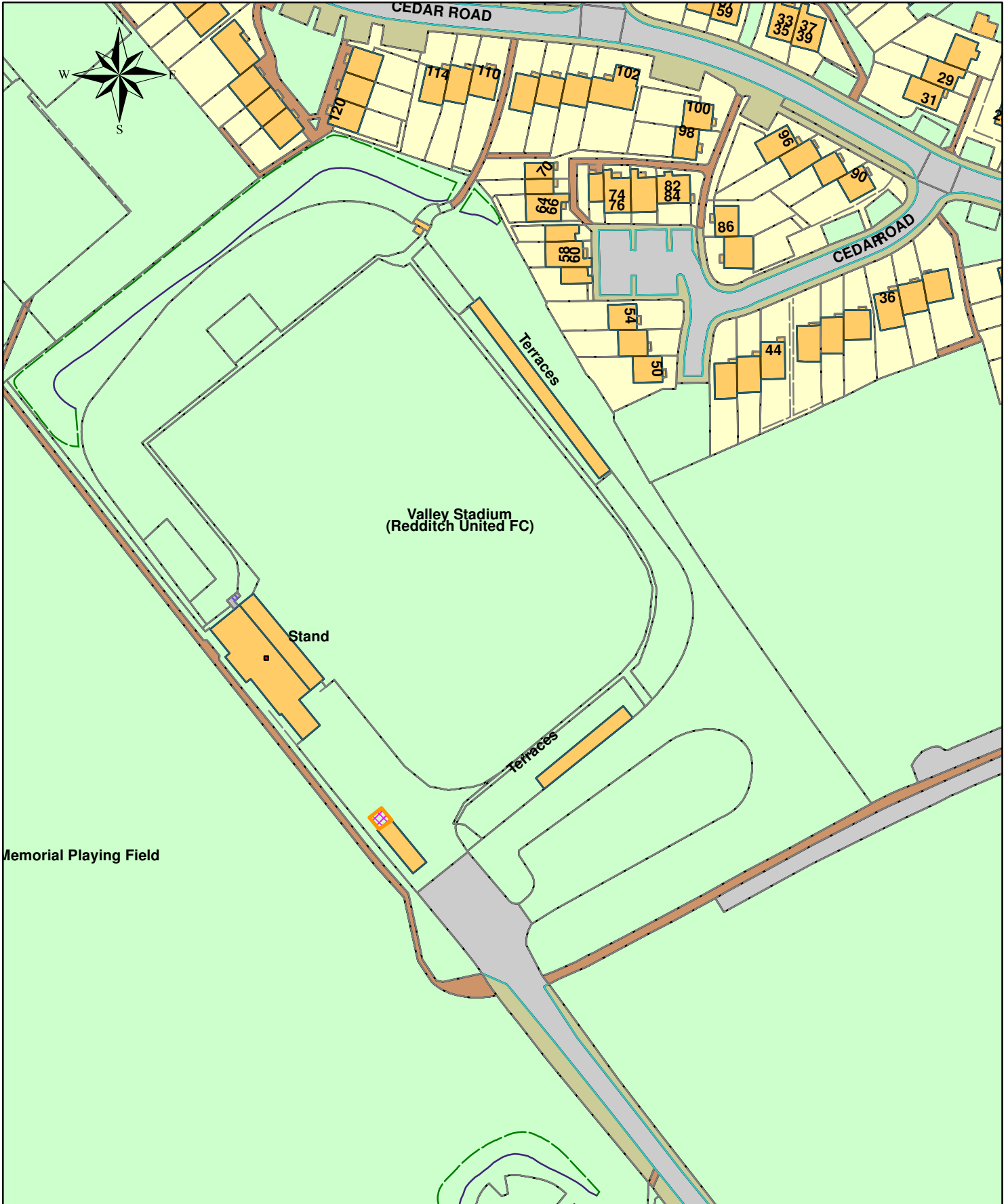
2. The development hereby approved shall be implemented in accordance with the following plans:

Drawing Number: FL166/01/01

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 is in the ownership of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.



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

2016/183/FUL

Valley Stadium, Bromsgrove Road, Batchley

13 July 2016

