



# Planning Committee

Wed 10 Aug  
2016  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

**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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Town Hall, Walter Stranz Square, Redditch, B98 8AH  
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# **REDDITCH BOROUGH COUNCIL** **PLANNING COMMITTEE**



## **GUIDANCE ON PUBLIC SPEAKING**

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

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

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

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

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

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**Notes:**

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

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

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

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

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

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

**Further assistance:**

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

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

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



# PLANNING

## Committee

Wednesday, 10 August 2016

7.00 pm

Council Chamber Town Hall

### Agenda

#### Membership:

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

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
<b>3. Confirmation of Minutes</b> (Pages 1 - 8)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 13 <sup>th</sup> July 2016.  (Minutes attached)
<b>4. Update Reports</b>	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
<b>5. Application 2015/368/S73 - Asda Store, Jinnah Road, Smallwood, Redditch B98 7ER</b>  (Pages 9 - 20)  Ruth Bamford, Head of Planning and Regeneration	To consider a Section 73 Application for the revision of Condition 7 of Planning Permission 2014/036/FUI to allow 0600 – 2200 opening hours Monday to Saturday with Sundays, Bank and Public Holiday hours of opening to remain the same.  Applicant : Asda Store  (Report and Site Plan attached)  <b>(Central Ward)</b>

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<p><b>6. Application 2016/131/OUT - Land at Church Road, Webheath, Redditch</b></p> <p>(Pages 21 - 36)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider an Outline Planning Application for up to 80 residential units.</p> <p>Applicant: Mr John Williams</p> <p>(Report and Site Plan attached)</p> <p><b>(West Ward)</b></p>
<p><b>7. Application 2016/133/FUL - Vauns Oaks, 13 Icknield Street, Church Hill, Redditch B98 9AD</b></p> <p>(Pages 37 - 48)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the demolition of an existing bungalow and the erection of 4 no. dwellings and construction of 2 no. new vehicular accesses to Icknield Street.</p> <p>Applicant: Mr Peter Yates</p> <p>(Report and Site Plan attached)</p> <p><b>(Abbey Ward)</b></p>
<p><b>8. Consultation on Planning Application 2016/230/CPO (County Matter) - Land off Cookridge Close, Brockhill, Redditch</b></p> <p>(Pages 49 - 58)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>The Committee's views are sought for submission to the County Council in relation to a Planning Application due to be considered by the County's Planning Committee, in respect of proposals to construct a new Two Form Entry First School with associated works on land off Cookridge Close, Brockhill.</p> <p>(Consultation Report and Site Plan attached)</p> <p><b>(Batchley &amp; Brockhill Ward)</b></p>

## 9. 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”.

## 10. 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

13<sup>th</sup> July 2016

## MINUTES

### Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Tom Baker-Price, Michael Chalk, Matthew Dormer, Gareth Prosser, Jennifer Wheeler and Nina Wood-Ford

### Officers:

Steve Edden, Claire Gilbert, Amar Hussain, Helena Plant and Sharron Williams

### Democratic Services Officer:

Jan Smyth

## 6. APOLOGIES

Apologies for absence were received on behalf of Councillor Roger Bennett and Wanda King. Councillor Tom Baker-Price was confirmed as Councillor Bennett's substitute for the meeting.

## 7. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 8. CONFIRMATION OF MINUTES

### RESOLVED that

**the minutes of the meeting of the Committee held on 8<sup>th</sup> June 2016 be confirmed as a correct record and signed by the Chair.**

## 9. UPDATE REPORTS

The published Update Reports for the various Planning Applications were noted.

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Chair

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10. **APPLICATION 2015/143/FUL –  
ASHLEIGH WORKS, 24 BROMSGROVE ROAD, BATCHLEY,  
REDDITCH B97 4QY**

Conversion of Ashleigh Works to 10 no. apartments

Applicant: Mrs Vivienne Wilkinson

**RESOLVED that**

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

- 1) **the completion of a satisfactory Section 106 Planning Obligation ensuring that:**
    - a) **contributions are paid to the County Council in respect to localised improvements to Cycle Route 5;**
    - b) **a financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development;**
- and
- 2) **the Conditions and Informatives as set out on pages 8 to 10 of the main agenda report.**

11. **APPLICATION 2015/343/OUT –  
CHURCH HILL MEDICAL CENTRE, TANHOUSE LANE,  
CHURCH HILL, REDDITCH B98 9AA**

Demolition of former Medical Centre and re-development to accommodate up to 16 residential units.

Applicant: Dr F Ahmad, Dr J Cochrane and Dr J Hakeem

**RESOLVED that**

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

1. **the satisfactory completion of a Section 106 Planning Obligation to ensure the following provision:**

# Planning Committee

13<sup>th</sup> July 2016

- 
- a) a financial contribution for the provision of affordable housing in the locality;
  - 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) the Conditions and Informatives stated on pages 19 to 23 of the main agenda report; with Condition 11 to read as follows:

**“11. No development shall take place until full details of an ecological mitigation and enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include measures recommended in the Extended Phase 1 Survey and Ecological Constraints Assessment 1<sup>st</sup> July 2016, and measures recommended in a bat survey that is required to be carried out at the appropriate time of the year and before the submission of a reserved matters application / detailed application. The approved scheme shall be fully implemented prior to the first occupation of the development.**

**Reason: In the interests of ecology in the local area and in accordance with Policy B(NE).3 of the Borough of Redditch Local Plan No. 3 and paragraphs 9 and 109 of the National Planning Policy Framework. “**

(Officers reported on negotiations that had taken place with the Applicant, subsequent to the publication of the Agenda, in regard to Section 106 matters, specifically relating to proposals for affordable housing provision and the views of the Council's Housing Strategy Officers, and an amendment to Condition 11, all as detailed in the published Update Report, copies of which were provided to

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Committee Members and the public gallery prior to commencement of the meeting.)

**12. APPLICATION 2016/090/FUL -  
LAND REAR OF CHACELEY COURT, MASON ROAD,  
HEADLESS CROSS, REDDITCH**

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

Applicant: Ms Maria Pardoe

**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 29 to 30 of the main agenda report.**

**13. APPLICATION 2016/134/FUL -  
12 PARK WALK, KINGFISHER SHOPPING CENTRE,  
TOWN CENTRE, REDDITCH B97 4HD**

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.

Applicant: Coffee #1 Limited

Mr Ken Williams, on behalf of the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on page 35 of the main agenda report.**

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14. **APPLICATION 2016/140/FUL –  
DAWSON TYRE SERVICES, 4A IMEX SPACES BUSINESS  
CENTRE, OXLEASOW ROAD, EAST MOONS MOAT,  
REDDITCH, B98 ORE**

Change of Use to a Health and Well-being Training  
and Performance Centre (D2 Use)

Applicant: Mr Duncan Davis

Mr Duncan Davis, the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED, for the reasons set out on page 45 of the main agenda report.**

(Officers reported a further representation received objecting to the Application, as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

15. **APPLICATION 2016/141/COU –  
8 - 10 UNICORN HILL, TOWN CENTRE, REDDITCH B97 4QR**

Change of use of the first and second floors from Offices (A2)  
to Assembly and Leisure (D2) to facilitate escape games

Applicant: Mr Craig Dixon

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on page 51 of the main agenda report.**

(Following the conclusion of the above matter, Councillor Baker-Price withdrew from the meeting and was not present for the remainder of the meeting.)

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16. **APPLICATION 2016/145/FUL –  
LAND TO THE REAR OF NO. 4 UPPER CROSSGATE ROAD,  
PARK FARM NORTH, REDDITCH**

Change of use to A5 (Hot Food Takeaway) and the erection  
of a static catering unit with hard standing and security fencing.

Applicant: Mr and Mrs Gary Webster

**RESOLVED that**

having regard to the Development Plan and to all other material considerations, Planning Permission be **GRANTED**, subject to the Conditions and Informative set out on pages 59 to 60 of the main agenda report.

17. **APPLICATION 2016/173/FUL –  
LAND OFF DIXON CLOSE, ENFIELD, REDDITCH**

Development of 44 no. dwellings – a mix of 2, 3, 4 bedroom  
houses,  
2 bedroom apartments and 2 bedroom bungalow.

Applicant: Mr Nick Laight (Central and Country Developments Ltd)

Mr K Barnsley, objector, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

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

- 1) **The satisfactory completion of a Section 106 Planning Obligation to ensure that;**
  - a) **Contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play, in accordance with the Council's adopted SPD;**
  - b) **Contributions are paid to the Borough Council towards the provision of wheelie bins for the new development;**

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- 
- c) **Contributions are paid to the County Council towards County Education Infrastructure in accordance with the Council's adopted SPD;**
  - d) **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;**
- 2) **The Conditions and Informative set out on pages 69 74 of the main agenda report; and**
  - 3) **The following additional informatives:**
    - “7. **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). The charging point should be operational prior to first occupation of the development and should comply with BS7671. The socket should comply with BS1363 and must be provided with a locking weatherproof cover if located externally to the building.**
    - 8. **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 the development of this site.”**

(Officers reported on a Consultee response received from Worcestershire Regulatory Service's Air Quality Team and a request from them for two additional informatives to be included. Clarification was also provided by Officers in regard to the location of the proposed emergency access point, all as detailed in the published update report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

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18. **APPLICATION 2016/183/FUL –  
VALLEY STADIUM, BROMSGROVE ROAD, BATCHLEY,  
REDDITCH B97 4RN**

New Kitchen and Food Kiosk

Applicant: Mr Chris Swan

**RESOLVED that**

**having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, following the expiry of the weekly list on the 18<sup>th</sup> July 2016, assuming that no additional material considerations had been received, and subject to the Conditions set out on page 79 of the main agenda report.**

The Meeting commenced at 7.00 pm  
and closed at 8.16 pm

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CHAIR



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**Planning Application 2015/368/S73****Revision of condition 7 of planning permission 2014/036/FUL to allow 0600 - 2200 Monday to Saturday with Sundays, Bank and Public Holiday hours of opening to remain the same.****Asda Store, Jinnah Road, Smallwood, Redditch, Worcestershire, B98 7ER,****Applicant: Asda  
Ward: CENTRAL****(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 is formed from the existing B & Q warehouse retail site, and includes the surface car parking area to the north of the building, the building itself and the servicing areas to the rear (south). The site is set adjacent to a large interchange on the main highway route running through the town, with residential development all around.

**Proposal Description**

Permission is sought to change the following condition 7:-

The retail unit newly created under this consent at the eastern end of the building hereby permitted shall not trade to the public outside the following hours:-

08.00 - 22.00 Mondays to Saturdays  
10.00 - 17.00 Sundays  
09:00 - 18:00 on bank and public holidays

To as follows:-

The retail unit created under 2104/036/FUL shall not trade to the public outside the following hours:-

**06:00 - 22:00 Monday to Saturdays**  
10:00 - 17:00 Sundays  
09:00 - 18:00 on bank and public holidays

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

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CS02	Care for the Environment
CS06	Implementation of Development
CS07	The Sustainable Location of Development
S01	Designing Out Crime
BBE13	Qualities of Good Design
ETCR01	Vitality and Viability of the Town Centre
ETCR02	Town Centre Enhancement
ETCR04	Need and the Sequential Approach
CT07	Public Transport Infrastructure
CT12	Parking Standards

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

Policy 3:	Development Strategy
Policy 19:	Sustainable travel and Accessibility
Policy 20:	Transport Requirements for New Development
Policy 30:	Town Centre and Retail Hierarchy
Policy 31:	Regeneration for Town Centre
Policy 39:	Built Environment
Policy 40:	High Quality Design and Safer Communities

**Others:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**Relevant Planning History**

2014/036/FUL	Reconfiguration of the existing store to create a Class A1 (bulky goods) unit and a Class A1 foodstore, together with associated external alterations and selected car park reconfiguration NMA received 5/6/15 for various alterations - see associated documents (Non Material Amendment)	Approved	02.04.2015
2015/075/ADV	8 No. Fascia Signs and external car park signage	Approved	24.04.2015
015/185/ADV	Various advertisements to provide ASDA signage for the new foodstore - see application covering letter for full details.	Approved	08.10.2015
2015/186/FUL	Construction of an ATM pod	Approved	07.08.2015

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2015/277/ADV	New totem sign for Retail Park adjacent delivery entrance	Approved	08.10.2015
2015/278/ADV	New Totem sign for Retail Park adjacent to roundabout at junction of Coldfield Drive and Tunnel Drive	Approved	08.10.2015
2015/319/ADV	Two new post mounted campaign advertisements facing Asda from Union Street edge of car park	Approved	21.07.2016

**Consultations****Worcestershire Regulatory Services**

Would suggest that a new noise assessment is carried out to accurately establish the current noise climate in the area at the nearest residential property(s) and the likely increase in noise levels from the proposed extension of opening hours.

Additional comments dated 24 June 2016

The revised noise assessment concludes that additional noise from extended opening hours would have a minimal impact on local residents. It would appear that the main noise source in the area is mainly from the adjacent dual carriageway. The assessment does not mention deliveries to the store and I assume deliveries will be within the current opening times. Therefore no objection to the application.

**Public Consultation Response**

58 Objections submitted. Comments submitted relate to 24 hr / 06:00 – 24:00 hour operation Monday to Saturday. Comments summarised as follows:-

- Don't believe there is a demand for 24 hour opening.
- Will generate anti social behaviour.
- Reference to illumination of existing signage.
- Increase in noise, fear of crime in the area.
- Concerns regarding parking and residential amenity being hindered.
- Unlikely to generate any real additional revenue if operated 24/7.
- Concern about business selling alcohol all night long close to residential properties.
- Increase in litter in the area.
- Lodge Road is direct route from Town Centre to Asda, and as such will be a draw for people who will leave the Town after pubs have closed.

3 Comments on final hours of opening (06:00 – 22:00 hours Monday to Saturday)

- Concerns about noise and disruption.
- Don't want to see any change in hours of opening.

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- Concerns relate to how the noise survey has been carried out.

Smallwood Residents Association

Comments to increase hours 24 hours and 06:00 – 24:00 hours Monday to Saturday

- Adverse impact re. noise and other issues on health and quality of life required under the NPPF. Noise emanating from car alarms, doors slamming and engine noise, fear of crime.
- Concern that increase of hours would hinder the local environment in terms of character of the area. (Reference to the roof sign).
- Impact of people coming from the town late at night to use Asda café or buy alcohol and possibility of bottles being left in the street creating an unsafe environment.
- No proof of demand for the store to be open during these times.
- Current hours are akin to existing food stores.
- Customers /staff seem to use the residential roads rather than the car park.

Comments from Smallwood Residents Association on the noise assessment:-

1. The assessment attempts to predict noise of cars arriving and departing. This is only part of the noise which would be produced. Equally significant is the footfall noise since many of the customers visiting during the late hours will be seeking to purchase alcohol and not domestic shopping. A bigger contribution to noise will be customer 'chatter' which this assessment ignores. Chatter carries far further at night. A revised assessment is required to assess these noise levels.
2. Two monitoring devices were used in this assessment. Although proximity is important these sensors were positioned well below the level of the car park and shielded by a number of trees. We would suggest that these are left in any retest for reasons described below we believe a retest should be conducted with two additional sensors placed half way up Millsboro Road and Lodge Road because these positions will be on the same level as ASDA car park.
3. The monitoring period is too narrow. The SRA team include a number of data analysts and for more accurate forecasting the industry standard is to incorporate as much data across many time periods as possible. We recommend that the four monitoring devices gather data throughout 24 hours and for at least a month. This will allow us to understand what noise nightly distribution causes and how effective the current screening is. It also allows us to measure the noise generated during the current operating hours and compare this with the assessment previously produced to determine how accurate ASDA's forecasting model in their earlier report in comparison with their current trading operation.
4. For the current assessment ASDA's team decided to arbitrarily change the time cycle. The monitoring time cycle was trebled from every five minutes to every fifteen minutes. Since we require as much data as possible – and to be able to assess the

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accuracy of the previous assessments we recommend that during any retest the time period for the recording devices revert back to five minutes.

**Assessment of Proposal**

Members will be aware that planning permission (Ref:- 2014/036/FUL) was granted for the creation of a foodstore within the B & Q building on 2 April 2015. The store opened in early November 2015 and has been operating under the hours imposed.

In order to obtain greater flexibility with respect to opening the store, the applicant initially applied for 24 hour opening Monday to Saturday with Sundays, bank and public holidays to remain the same as that originally conditioned. A considerable number of objections were submitted to these requested hours of opening for reasons stated above in this report. Given the location of the store to existing residential properties close by, officers had concerns with an increase in the opening hours and potential impact it could have on residential amenity. The only foodstore that is open 24 hours Monday to Saturday is Tesco and that is due to the unique location of the store in relation to neighbouring residential properties nearby. A tree planted buffer zone exists around Tesco, therefore, any general noise emanating from the site is unlikely to cause serious noise disturbance to the occupiers concerned.

Negotiations were held with the applicant to revise the requested hours of opening. The requested hours of opening changed from 24 hour opening to 06:00 – 24:00 Monday to Saturday. Residents still raised concerns to the late opening hours due to the general noise and disturbance that would be experienced as a result of the store being open after pubs have closed for the evening.

Further negotiations held with the applicant have now resulted in an increase to the opening hours in the mornings only as indicated above in the Proposal Description.

Given the only change to the opening hours now relate to the hours between 06:00 – 08:00 Monday to Saturday, officers consider the revised hours of opening to be acceptable and unlikely to cause any detrimental impact on the amenities of neighbouring occupiers in terms of general noise and disturbance. It is important to note that the revised hours of opening are akin to other foodstores in the locality. For example Sainsburys are open 07:00 – 22:00 hours Monday to Saturday whilst Morrisons are open 06:00 – 22:00 hours Monday to Saturday.

Following a request from WRS, a revised noise assessment has been submitted in order to take into account general noise in the area now that the store is open. The assessment submitted was based on the store trading 06:00 – 24:00 hours Monday to Saturday. The assessment concluded that additional noise from extended opening hours would have a minimal impact on local residents. Smallwood Residents Association made comments on how the noise assessment was carried out. However, WRS are satisfied that the approach applied for the noise assessment is acceptable, and clarify that the main noise

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source in the area is from the adjacent dual carriageway and as such have no objection to the revised hours of opening.

**Other matters]**

The application is a variation of a condition imposed under planning approval reference 2014/036/FUL which had a signed S106 Agreement. Therefore, a Supplemental Agreement will be required for this S73 application. The purpose of a Supplemental Agreement is to ensure that relevant obligations contained in the original Agreement are still applicable upon implementation of this S.73 application. In addition, conditions that still apply under 2014/036/FUL will need to be included as part of 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 Services to GRANT planning permission subject to:-**

**1) the satisfactory completion of a Supplemental Agreement;**

**and**

**2) the Conditions and informatives as summarised below:**

**Conditions**

1. Details of any roof plant to be installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

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

2. The travel plan submitted and approved to discharge condition 3 of planning approval reference 2014/036/FUL shall be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator or other relevant person via the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable access in accordance with Policy CS7 of the Borough of Redditch Local Plan No.3 and the NPPF.

3. Cycle parking details shown on Dwg. No. 12.096.A(00)00\_18 Rev A submitted and approved to discharge condition 4 of planning reference 2014/036/FUL, shall be implemented on site and thereafter be maintained available for use.

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Reason: In the interests of sustainable travel and in accordance with Policy CT12 of the Borough of Redditch Local Plan No.3. and the NPPF.

4. The development shall be operated in accordance with the details contained in the noise and air quality reports submitted in support of the original application reference 2014/036/FUL in

Reason: In the interests of noise and air quality and the surrounding residential amenity, and in accordance with the NPPF.

5. The retail unit created under 2104/036/FUL shall not trade to the public outside the following hours:-

06:00 - 22:00 Monday to Saturdays

10:00 - 17:00 Sundays

09:00 - 18:00 on bank and public holidays

Reason: In the interests of residential and community amenities and in accordance with Policies CS2 and B(BE)13 of the Borough of Redditch Local Plan No.3.

6. Safety and security measures of the premises, both buildings and surrounding land, shall be in accordance with details submitted and approved to discharge condition 8 of planning reference 2014/036/FUL.

Reason: In the interests of minimising crime and disorder and in accordance with Policy S1 and the SPG Community Safety.

7. The site shall operate at all times in accordance with the agreed management plan submitted and approved to discharge condition 9 of planning reference 2014/036/FUL.

Reason: In the interests of highway safety and residential amenity and in accordance with Policy C(T)12 of the Borough of Redditch Local Plan No.3.

8. The development hereby approved shall be implemented in accordance with Dwg. No. 12.096.A(00)00\_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.

9. The litter management strategy for the site considered under planning approval reference 2014/036/FUL shall be implemented throughout the life of the

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development, and variations to it shall be submitted to and agreed in writing by the LPA where the need arises and the LPA considers them acceptable.

Reason: In the interests of the visual amenities and health and wellbeing of the area and of biodiversity in accordance with Policies CS02 and B(BE)13 of the Borough of Redditch Local Plan No.3 and the NPPF.

10. Details of trolley controls submitted and approved under condition 12 of planning approval reference 2014/036/FUL shall be implemented throughout the lifetime of the development to ensure that it is not physically possible for trolleys to leave the site other than as intended by the operators for the purpose of repair/replacement/removal.

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

11. Boundary treatment around the whole of the perimeter of the site, including any hard and soft landscaping, shall thereafter remain in place and be well maintained for the lifetime of the development.

Reason: In the interests of security and amenity and in accordance with Policies CS2, S1 and B(BE)13 of the Borough of Redditch Local Plan No.3.

12. Customer vehicle access restriction details shown on Dwg. No. 12.096.A(00)00\_19 Rev A submitted and approved to discharge condition 14 under planning reference 2014/036/FUL, shall be in force in accordance with the hours restrictions conditions above or such longer time as the other unit operates plus half an hour at either end at the entrance to the site, and shall be maintained in a functioning state to continue this for the lifetime of the development. Alternative arrangements shall be agreed in writing with the Local Planning Authority as appropriate to operating arrangements throughout the lifetime of the use of the site as hereby permitted.

Reason: In the interests of noise and disturbance reduction to local and residential amenity in accordance with Policies B(BE)13 and S1 of the Borough of Redditch Local Plan No.3 and the NPPF.

**Informatives**

- 1) The applicant should be aware that this permission also includes a supplemental 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.



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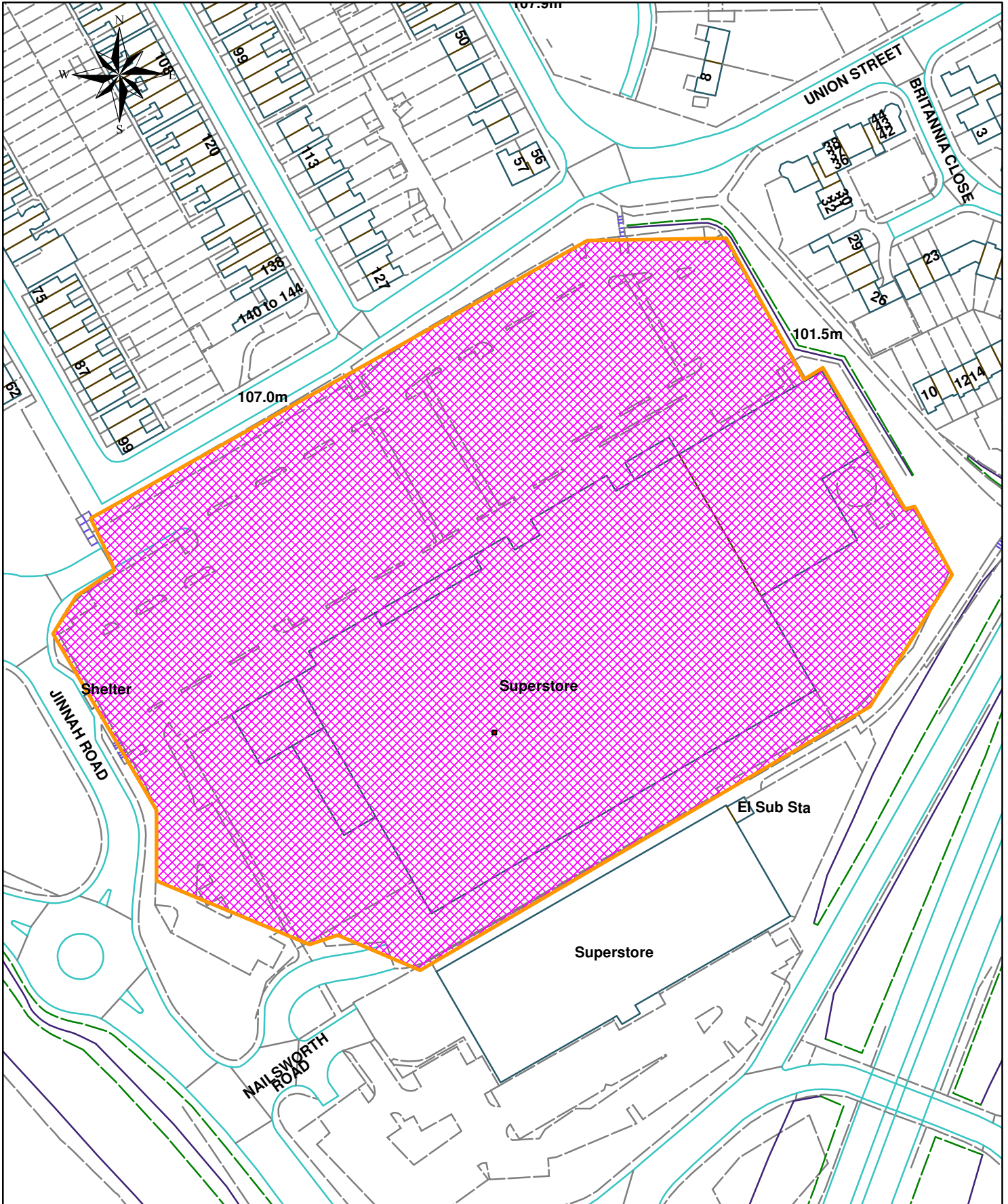
- 2) Proactive engagement by the local planning authority has continued throughout the consideration of this application, and was as per the PPA agreed until the applicant chose to depart therefrom.
- 3) The applicant is advised that a separate application for advertisement consent will be required in relation to new advertisements on the premises.

**Procedural matters**

This application is being reported to the Planning Committee because the application requires a Supplemental Agreement. As such the application falls outside the scheme of delegation to Officers.

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





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

2015/368/S73

Asda Store, Jinnah Road, Redditch

10 Aug 2016



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**Planning Application 2016/131/OUT****Outline Planning Application for up to 80 residential units.  
Land At Church Road, Church Road, Webheath, Redditch, Worcestershire****Applicant: Mr John Williams  
Ward: WEST****(Site Plan attached)**

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site largely comprises agricultural land, with land to the road frontage currently associated with Woodyard Garage, lying on the south west side of Church Road.

Abutting and forming part of the south eastern site boundary are properties accessed from Hilltop, off Church Road. Hilltop also forms a public right of way which continues beyond the application site boundary in a westerly direction. Further to the west of the site is agricultural land and to the North West beyond the brook course is land which benefits from planning permission for 200 dwellings.

**Proposal Description**

The application seeks outline planning permission with all matters reserved except for access for the construction of up to 80 dwellings.

In addition to technical drawings in relation to the proposed site access, the application is supported by the following documents:

- Transport Assessment
- Planning Statement
- Heritage Statement
- Geo Environmental report
- Flood Risk Assessment
- Ecological Appraisal
- Design and Access Statement

**Relevant Policies:**

NPPF – National Planning Policy Framework  
NPPG – National Planning Practice Guidance

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Policy CS.2 – Care for the environment  
 Policy CS.6 – Implementation of Development  
 Policy CS.7 – The Sustainable Location of Development  
 Policy CS.8 – Landscape Character  
 Policy B(HSG)5 – Affordable Housing  
 B(HSG)6 – Development within or adjacent to the curtilage of an existing dwelling  
 B(BE)13 – Qualities of Good Design  
 Policy B(RA)2 Housing in Open Countryside Outside the Green Belt  
 Policy B(RA).3 – Areas of Development Restraint

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

Policy 2 Settlement Hierarchy  
 Policy 3 Development Strategy  
 Policy 4 Housing Provision  
 Policy 5 Effective and Efficient Use of Land  
 Policy 6 Affordable Housing  
 Policy 39 Built Environment  
 Policy 48 Webheath Strategic Site

**Others:**

SPG Encouraging Good Design  
 SPD Affordable Housing Provision  
 SPD Open Space Provision

**Relevant Planning History**

2000/495/OUT	Outline Application - Residential Development	Withdrawn	15.12.2000
2001/295/OUT	Residential development	Refused Appeal dismissed	19.10.2001 18.07.2002
2003/548/OUT	Outline Application - Residential	Refused	13.05.2004
2005/147/OUT	Erection Of 9 No. Detached Houses Plus Roads And Sewers	Withdrawn	20.05.2005
2005/444/OUT	Outline Application - Residential Development	Application disposed of Appeal withdrawn	13.06.2006

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**Consultations****Arboricultural Officer**

- All the trees to be retained within the development are afforded relevant protection in accordance with BS5837:2012 throughout any ground or construction works on site.
- An Arboricultural Report and Method Statement are provided with a full application.
- Plans showing all utility services to be installed and their routing throughout the development are submitted with a full application.
- The properties in close proximity to the two Oaks located on the Southern boundary are relocated out of the RPA to prevent any encroachment and consideration is taken into the future pruning pressure on the trees.
- Any properties encroaching within 1 metre of the existing hedgelines are relocated and a buffer strip of 2 metres along the hedgelines is put in place to prevent any encroachment.

**Development Plans**

From a planning policy perspective, the principle of residential development proposed in this application can be supported.

**Parks & Green Space Development Officer Martin Lewis**

Comments received making recommendations for conditions in relation to protected species and landscaping

**Education Authority**

Current data shows quite clearly that there are few places available in years reception to 4. It will therefore be necessary to secure a planning obligation to mitigate the impact of the development on these year groups. The middle and high school year groups appear to have sufficient capacity to absorb the impact of the development. No planning obligation is therefore being sought for these year groups. The contribution will be used to support capital projects at Webheath Academy and/or Our Lady of Mount Carmel Catholic First School. Appropriate projects will be nominated in consultation with the schools to address the impact of the proposed development.

**Contaminated Land- Worcestershire Regulatory Services**

Knowledge of the site suggests that contamination issues may potentially be a significant issue. As a result, in order to ensure that the site is suitable for its proposed use and accordance with the NPPF, conditions recommended for inclusion on any permission granted.

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**Worcestershire County Council Highway Authority**

The County Council as Highway Authority is satisfied that the access proposals are safe and comply with the relevant design criteria for this development in this location. The County Council recommends that any permission which the District Planning Authority may wish to give includes conditions.

**Leisure Services Manager**

Financial contribution sought for offsite funding for Morton Stanley Park with a focus on Café/Toilets and/or outdoor fitness equipment.

**North Worcestershire Economic Development And Regeneration**

Having now reviewed the application, NWEDR do not have any specific comments to make on this occasion.

**Ramblers Association**

No Comments Received To Date

**Public Rights Of Way**

No Comments Received To Date

**Worcestershire Archive And Archaeological Service**

Conditions recommended to secure a programme of archaeological works across the site.

**Waste Management**

No Comments Received To Date

**Severn Trent Water Ltd**

I can confirm we have no objections to the proposals subject to the inclusion of conditions

**Fire Officer**

The Fire and Rescue Service have no comments to make at this stage with regard the proposed development. Full consultation will take place under Building Regulations following a full plan submission.



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**Natural England**

Natural England has no comments to make on this application.

**Worcestershire Wildlife Trust**

No Comments Received To Date

**Town Centre Co-ordinator**

No Comments Received To Date

**Public Consultation Response**

A total of 37 representations have been received in relation to the application. The matters raised that are material planning considerations are:

- The principle of developing land at Webheath
- Highway Safety, including visibility, traffic volumes, traffic speeds and pedestrian safety
- Additional noise and pollution
- Loss of and impact on the countryside
- Oversubscription of schools in the area
- Flood Risk
- Protected species
- Prematurity, in relation to the adoption of the emerging plan

Where comments have been made that are not material planning considerations these have not been reported.

**Assessment of Proposal****Principle of developing the site for housing**

The site comprises part of an Area of Development Restraint (ADR) within the Borough of Redditch Local Plan No.3 (BORLP3), which means that the land has been safeguarded to meet the Borough's future development needs post 2011. This designation has been carried forward in to the emerging Borough of Redditch Local Plan No.4 (BORLP4) with the site being identified as a Strategic Housing Site to meet the development needs of the Plan period up to 2030.

The Council has received proposed Main Modifications from the Inspector following Examination of the BORLP4 and the policies contained within the Submission version of

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the Local Plan should now be given more weight despite the Plan not being adopted, as they are relevant policy considerations for this planning application.

Taking these matters in to account it is considered that the principle of developing the site for housing is acceptable.

**Technical matters**

The application is made in outline form, with all matters other than the access to the site reserved for future consideration. Any plans submitted with the application which shows the layout of housing across the site is indicative only and shows one possible way in which the site could be developed. Details matters such as the size, height, layout and overall appearance of the development would be dealt with at the reserved matters stage.

In relation to the access in to the site, the highway authority have confirmed following a speed survey and measuring out on site that adequate visibility splays can be achieved in relation to the proposed access. It is noted that a previous application on the site was refused planning permission on highway safety grounds with an appeal subsequently being upheld, however, the access at this time was proposed in a different location and required land outside the applicants control in order to provide adequate visibility splays. This is no longer the case in relation to this application.

Conditions are recommended by the highway authority to secure the provision of adequate visibility splays. A financial contribution has also been requested to mitigate the impact on highway junctions affected by the development.

The protected species survey submitted with the application recommended further survey work is undertaken in relation to the potential habitat for reptiles on the site. This work is on going and members will note the recommendation that approval is delegated to the Head of Planning and Regeneration only on the receipt of a satisfactory survey addressing this matter as well as the attaching of conditions in relation to protected species across the whole of the site.

In respect to all other technical matters, no objections have been raised by consultees, with conditions recommended to ensure any necessary further investigation, such as contaminated land investigations, are completed.

**Other matters**

The comments regarding school places is noted, however Worcestershire County Council as Education Authority have not objected to the proposal and are seeking a financial contribution towards additional school places.

Whilst the proposal will result in the loss of countryside, it is on a site where the principle of developing this land for residential purposes has been long established.

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It is noted that part of the site requires land that currently forms part of Woodyard Garage, however it is considered that the reduction in the site size as a result of this application would not prejudice the long term viability of this business.

**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 Outline planning permission subject to:-**

- 1) the satisfactory completion of a S106 planning obligation ensuring:**
  - provision of affordable housing on site
  - a financial contribution for mitigating the impact of the development on the highway network;
  - a financial contribution for the provision of enhancements to the Town Centre;
  - a financial contribution for the provision of waste management;
  - a financial contribution for open space provision;
  - a financial contribution for playing pitch provision;
  - a financial contribution for children's play provision;
  - a financial contribution towards education facilities
- 2) the receipt of a satisfactory reptile survey confirming the presence/absence of reptiles on the site and to attach recommended conditions relating to protected species throughout the site; and**
- 3) the Conditions and informatives as summarised below:**

**Conditions:**

1. Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-
  - i. The expiration of three years from the date of this permission; or
  - ii. The expiration of two years from the final approval of the reserved matters; or,
  - iii. In the case of approval on different dates, the final approval of the last such matter to be approved.

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Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development

3. The development hereby approved shall be carried out in accordance with the following plans and drawings –

WHR-BWB-GEN-XX-DR-TR-100 Status S1 Rev P1  
SB01 Rev D Dated 07-12-15

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of the Development Plan.

4. Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the access to the application site and **2.4** metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of **50.5** metres northerly and **60** metres southerly along the nearside edge of the adjoining carriageway the extremities ending at the nearside running lane of the carriageway in accordance with the guidelines set out in Manual for Streets 2. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

5. Development shall not begin until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the Local Planning Authority.

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

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

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

7. 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 should include, but not be restricted to, details of secure cycle parking (such as details of the location, type of rack, spacing, numbers, method of installation and access to cycle parking). 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

8. 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.

9. Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions (a) to (f) have been complied with:
- (a) A preliminary risk assessment (a Phase I desk study) submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in

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accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

- (b) The detailed site investigation and risk assessment must be undertaken in accordance with the approved Scheme and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place.
- (c) Where the site investigation identified remediation is required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- (d) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
- (e) Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
- (f) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

REDDITCH BOROUGH COUNCIL**PLANNING  
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10. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems

11. No demolition, site clearance or building operations of any type shall commence until a protective fence (of at least 2 metres in height and in all other respects in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition and Construction and previously approved in writing by the Local Planning Authority), has been erected around the trees to be retained within the site and around those trees outside the site whose Root Protection Areas (RPA) (as defined in BS 5837 (2012)) fall within the site, at the outer limit (or beyond) of the their RPA or in a position agreed in writing by the Local Planning Authority. This tree protective fencing should remain in place until all construction and associated ground-works have been completed.

Reason: To secure the wellbeing of the trees to be retained in accordance

12. Any reserved matters application shall be supported by an Arboricultural Report and Method Statement. This shall ensure that any properties in close proximity to the two Oaks located on the Southern boundary are relocated out of the RPA and consideration is taken into the future pruning pressure on the trees and any properties encroaching within 1 metre of the existing hedgelines are relocated and a buffer strip of 2 metres along the hedgelines is put in place to prevent any encroachment.

Reason: To ensure the wellbeing of the trees to be retained and continuity of tree cover and, maintaining and enhancing the quality and character of the area.

13. Prior to the installation of the utility services a plan showing the intended routing of any ground installed utility services shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure the existing trees on site are sufficiently protected.

**Informative Notes.**

1. This permission does not authorise the laying of private apparatus within the confines of the public highway

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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 a Highway Authority, to adopt the proposed road works as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed road works, which shall comply with the County Council's requirements, together with all necessary drainage arrangements and run off calculations shall be submitted to Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763). No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.
3. It is not known if the proposed road works can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed road works as public highways. The applicant is, therefore, advised to submit the engineering details referred to in this conditional approval to the Worcestershire County Council's Network Control Manager, Business, Environment and Community Directorate, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 763763), at an early date to enable surface water disposal arrangements to be assessed.
4. There may be a public sewer located within the application site and encourage the applicant to investigate this. Please note that public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If there are sewers which will come into close proximity of the works, the applicant is advised to contact Severn Trent Water to discuss the proposals and we will seek to assist with obtaining a solution which protects both the public sewer and the building.
5. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval



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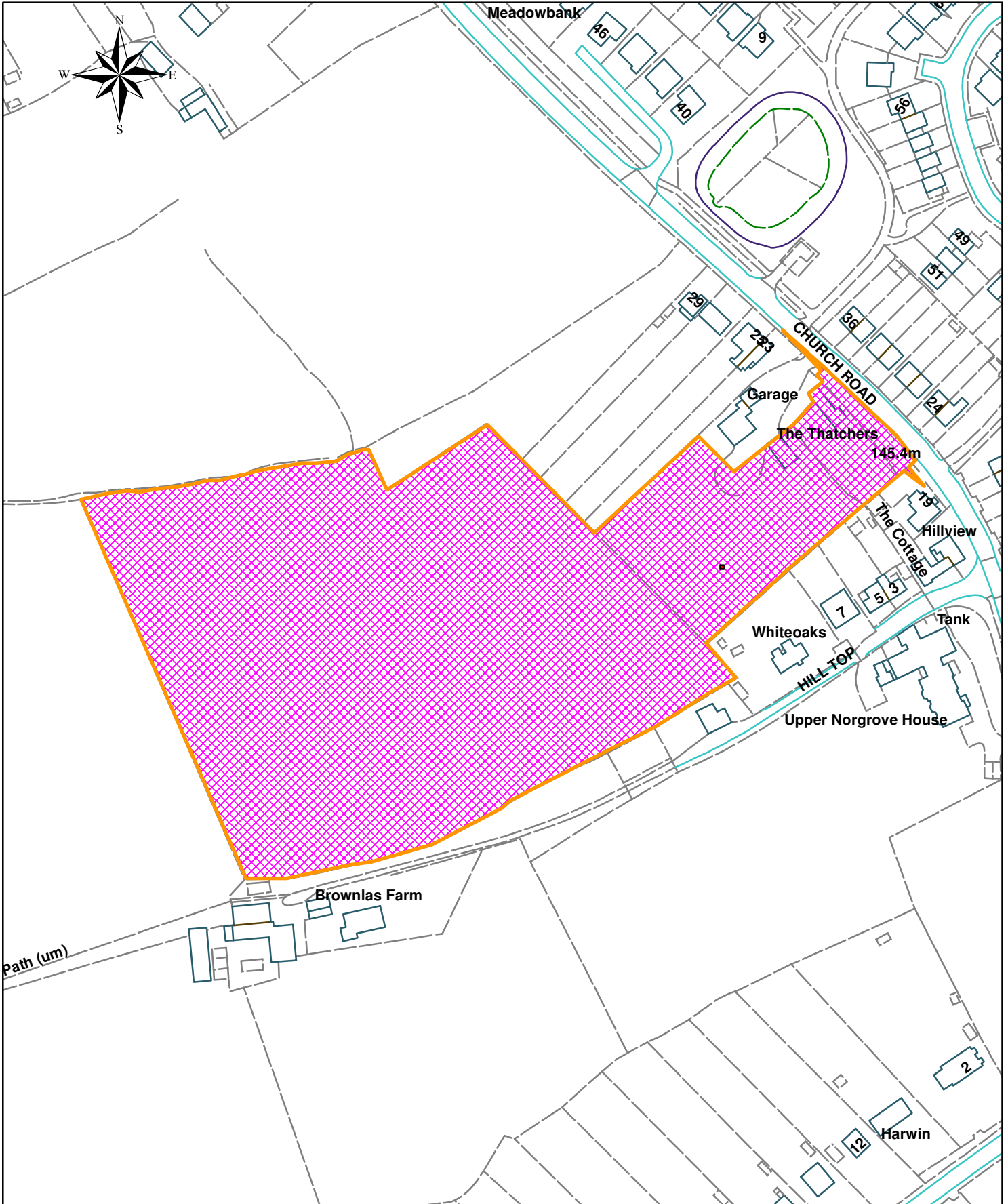
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6. The developer should consider the installation of Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh.
7. The developer should consider appropriate cabling and an outside electrical socket to be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking). The charging point must comply with BS7671. The socket should comply with BS1363, and must be provided with a locking weatherproof over if located externally to the building.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development and as such the application falls outside the scheme of delegation to Officers.





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 B98 8AH

2016/131/OUT

Land at Church Road, Webheath, Redditch

10 August 2016



REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**

10th August 2016

**Planning Application 2016/133/FUL****Demolition of Existing Bungalow and the erection of 4 no. dwellings and construction of 2 no. new vehicular accesses to Icknield Street****Vauns Oaks, 13 Icknield Street, Church Hill, Redditch, Worcestershire, B98 9AD****Applicant: Mr Peter Yates  
Ward: ABBEY****(Site Plan attached)**

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: Emily.farmer@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site is situated to the west of Icknield Street within a residential area. Icknield Street which runs in a north and south direction marks the administrative boundary of Redditch Borough. Beyond Icknield Street to the east and Dagnell Street to the north lies Green Belt within the administrative boundary of Bromsgrove District. No 13 comprises a detached hipped roofed bungalow set in a large garden. The site contains a number of protected trees.

**Proposal Description**

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

Plot 1	2 Storey	Materials to be confirmed by condition
Plot 2	2 Storey	Materials to be confirmed by condition
Plot 3	2 Storey	Materials to be confirmed by condition
Plot 4	2 Storey	Materials to be confirmed by condition

The properties would all have a ridge height of 8.5 metres with a hipped roof and front gable feature. The materials to be used for the dwellings are to be approved following condition 2 attached to this recommendation.

The existing access serving the site will be enclosed and two new vehicular accesses will be inserted to facilitate the dwellings onsite. Each dwelling would have an integral parking space, in addition an area of hardstanding sufficient for the parking of two vehicles would be provided.

**REDDITCH BOROUGH COUNCIL****PLANNING  
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**Relevant Policies :****Borough of Redditch Local Plan No.3:**

CS02 Care for the Environment  
 CS07 The Sustainable Location of Development  
 B(BE)13 Qualities of Good Design  
 B(HSG)06 Development within or adjacent to the curtilage of an existing dwelling  
 B(NE)01A Trees, Woodland and Hedgerows  
 CT12 Parking Standards

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

Policy 4 Housing Provision  
 Policy 5 Effective and Efficient Use of Land  
 Policy 16 Natural Environment  
 Policy 39 Built Environment  
 Policy 40 High Quality Design and Safer Communities

**Others:**

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

**Relevant Planning History**

2016/009/FUL	Erection of two detached dwellings with garages.	Approved	17.02.2016
1990/115/OUT	Outline Application - Residential Development	Approved	25.04.1990
1990/458/OUT	Outline Application - Proposed Residential Development To Include Demolition Of Existing Bungalow	Approved	11.10.1990

**Constraints**

Borough of Redditch TPO No. 62 (1990)

**Consultations****Noise Pollution - Worcestershire Regulatory Services**

No objections from a noise / nuisance point of view.

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**Worcestershire Archive And Archaeological Service**

No objection subject to the imposition of planning conditions to safeguard any archaeological remains found onsite during the construction process.

**Worcestershire Regulatory Services - Contaminated Land**

The application site is within 250m of Clevedon Farm landfill site which could potentially produce landfill gas. It is considered necessary to condition the application requiring the applicant to incorporate gas protection measures within the foundations of the proposed new structures or to undertake a gas survey to ascertain if gas protection measures are required. Subject to the imposition of such planning condition, no objections are raised.

**Highway Network Control**

No objection subject to the imposition of a condition concerning vehicular access specification.

**Arboricultural Officer**

No objections to the proposed development under the following conditions:

- All trees to be retained within the site are afforded full protection in accordance BS5837:2012 throughout any ground or construction work on the site.
- An Arboricultural method statement and protection plan is provided for the Councils consideration and agreement.
- Any encroachment into the RPA of T34 Sorbus aria 'Lutescens' from the proposed driveway to plot 4 is constructed on Cell Web No Dig Construction in conjunction with a porous road surface. To allow air / moisture exchange to the root system.
- Plot 4 is reposition 450mm further South to the position of the previous application 2016/009/FUL. To lessen the impact into the BS5837:2012 Root Protection Area of T33 Prunus cerifera 'nigra'.
- Replacement mitigation planting of heavy standard 12 - 14 cm girth trees throughout the site are planted to replace the loss of a number of trees on the Western and Eastern boundary of the proposed development.
- The TPO protected trees on the Western boundary are retained and afforded full protection in accordance with BS5837:2012 throughout any ground or construction works on site.

**North Worcestershire Water Management**

The site falls entirely within flood zone 1 (low risk of fluvial flooding) and is at low risk of surface water flooding on the site in question.

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

**Parks & Green Space Development Officer**

The applicant is required to submit a preliminary ecological survey and bat report for assessment.

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**Public Consultation Response**

Five letters of objection have been received, the contents of which are summarised as follows;

- Proposal would detract from quiet area
- Disruption caused by building works
- Out of character with the rest of the properties on Icknield Street
- Dwellings would appear cramped in the plot
- Dwellings sited close to boundary with neighbouring properties
- Trees are required to be inspected on site
- Threat to established trees on site
- Concern over the intensity of development
- Safety of introducing new vehicular access
- Potential damage to property foundations
- Loss of Wildlife

**Background**

Members will note the Planning history set out earlier in this report. An extant consent 2016/009/FUL was approved in February this year granting consent for two detached dwellings on site (one to the north and one to the south of the existing bungalow; Vauns Oaks which would be retained). It should be noted that if permission were to be granted to the current proposal, application 2016/009/FUL could not be implemented.

**Assessment of Proposal****Principle**

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

Paragraph 47 of the National Planning Policy Framework emphasises that local authorities should significantly increase the supply of housing and identify and update a 5-year supply of housing, with an additional buffer of either 5% or 20% depending on local circumstances. The Local Planning Authority currently has a housing land supply of 5.38 years (including a 5% buffer). However, it is important that windfall residential schemes, such as that hereby proposed; continue to come forward as this will help ensure the maintenance of a 5-year housing land supply in the future. Paragraph 49 of the National Planning Policy Framework states that applications for residential development should be considered in the context of presumption in favour of sustainable development.

In addition an existing consent for two new dwellings could be implemented at any time until 17<sup>th</sup> February 2019.



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Layout of development

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

The area is generally mixed with two storey dwellings and bungalows. As per application 2016/009/FUL the proposed dwellings would face towards Icknield Street. It is not considered that this form or layout of development proposed would be out of character with the street scene. There is also no objection to the application in relation to any highway matter.

Residential Amenity

There is sufficient separation distance to the boundary with the neighbouring dwellings to avoid a loss of privacy. Separation distances between the proposed development and existing dwellings are acceptable since they meet the minimum requirements as set out in the Councils SPG 'Encouraging Good Design. Gardens to serve the new dwellings also meet the minimum requirements as set out in the SPG.

Trees

There are a number of protected trees onsite under Borough of Redditch TPO No. 62 (1990). The comments of the Tree Officer are noted above following the consideration of an Arboricultural Survey to be provided by the applicant. The development is feasible but will require specific construction techniques to be employed such cell web no dig constriction driveway to plot 4 in conjunction with a porous road surface. There are appropriate conditions attached.

Ecology

Given the proposal involves the demolition of the existing bungalow and is located within a semi-rural location, surrounded by a large number of trees and open countryside it has been considered appropriate to submit a preliminary ecology report. This has not been submitted at the time of writing the report, however the contents will be required to be considered before a decision can be made.

Conclusion

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

**RECOMMENDATION:**

**That having regard to the Development Plan and to all other material considerations, planning permission be DELEGATED to the Head of Planning and Regeneration to GRANT planning permission following the submission of a satisfactory ecology report and the addition of the relevant conditions, assuming**

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no additional material considerations been advanced, and subject to the Conditions and Informatives as set out 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) Unless otherwise agreed in writing by the Local Planning Authority pursuant to the discharge of details in relation to the above planning conditions, the development hereby approved shall conform to the following approved plans;

1034\_001 Site Base Layout  
 1034\_01D Site Layout  
 1034\_02F Site Sections  
 1034\_03B Plot 1 Plans and Elevations  
 1034\_04B Plot 2 Plans and Elevations  
 1034\_05B Plot 3 Plans and Elevations  
 1034\_06B Plot 4 Plans and Elevations  
 Drg No. 1 Assessment of Existing Trees  
 1:1250 Location Plan

Reason:-To accurately define this planning permission, for the avoidance of doubt and in accordance with Policy BBE13; of the Borough of Redditch Local Plan No.3.

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

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

- 4) 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.

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- 5) The development hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with 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 and to ensure the free flow of traffic using the adjoining Highway.

- 6) Gas protection measures should be incorporated within the foundations of the proposed structures, approved in prior to commencement of the development by the Local Planning Authority, or a risk assessment should be undertaken to establish whether the proposed development is likely to be affected by gas emissions from these areas, provided to and approved by the Local Planning Authority, prior to commencement of the development.

Where significant risks are identified or insufficient data hinders an appropriate risk assessment, a targeted site investigation proposal or proposed remedial measures must be provided to and approved in writing by the Local Planning Authority, prior to commencement of the development.

Reason: To ensure that the risks to buildings and their occupants from potential landfill gas are adequately addressed.

- 7) Prior to construction 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, replacement mitigation of heavy standard trees to replace the loss of a number of trees on site, 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

- 8) No demolition or site clearance shall take place until all trees and hedges to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS5837:2012 and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

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

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- 9) No site clearance, demolition or excavation shall take place until an arboricultural method statement and tree protection plan has been submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented throughout the course of development.

Reason:- To prevent damage to, and preserve the tree(s) in the interests of visual amenity and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3

- 10) Any encroachment into the Root Protection Area of T34 Sorbus aria 'Lutescens' from the proposed driveway to plot 4 will need to be constructed using a suitable grade of cellular ground support material. To allow air/ moisture exchange to the root system.

Reason : To ensure no detrimental impact is caused by the development to the health and stability of valuable tree stock either within the site or in adjoining land.

- 11) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

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 interest of archaeological investigation and in accordance with the requirements of paragraph 141 of the National Planning policy Framework.

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**Informatives**

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant is advised to contact North Worcestershire Water Management via 01562 732191 or enquiries@nwwm.org.uk to discuss the need for a Land Drainage Consent. A Land Drainage Consent is required for all works that have the potential to alter the flow in an ordinary watercourse, as set out in Land Drainage Act 1991 section 23 (as amended).
- 3) This permission does not authorise the laying of private apparatus within the confines of the public highway

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

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

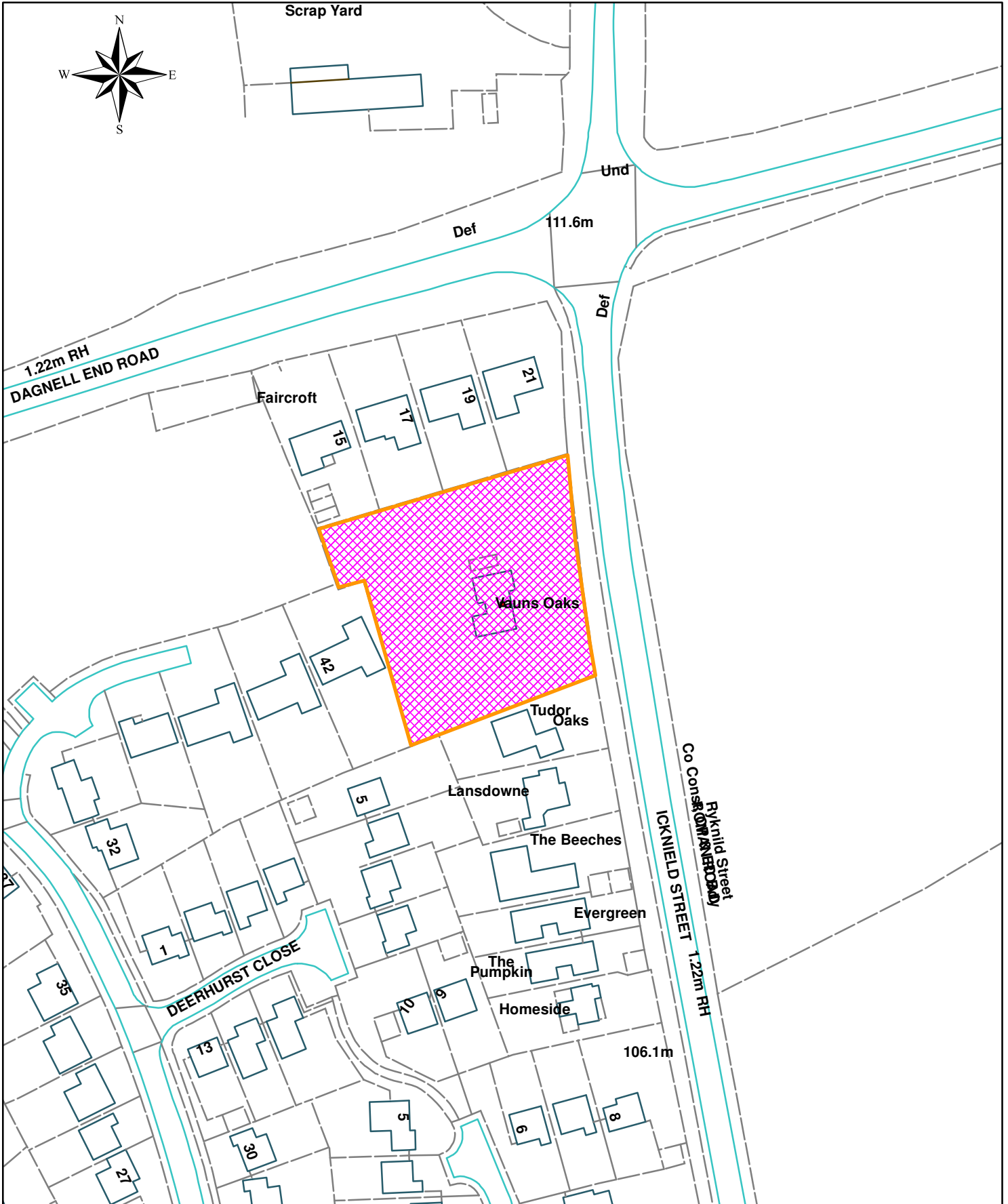
- 4) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

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

**Procedural matters**

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





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

2016/133/FUL

Vauns Oaks, 13 Icknield Street, Church Hill, Redditch, B98 9AD

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**CONSULTATION ON A PLANNING APPLICATION (COUNTY MATTER)****Holyoakes School, Off Cookridge Close, Brockhill, Redditch**

Submission of Information in respect of the planning application

Application Ref: 16/000007/REG  
Applicant: Worcestershire County Council  
Proposal: Construction of New 2 Form Entry First School and Associated Works  
Location: Land off Cookridge Close, Brockhill, Redditch

**Purpose of Report**

To advise Members of the above County Matters planning application.

This report sets out the background, the location of the application (Site Plan attached for information), the main elements forming the application and the main planning issues arising from the application in order to inform Members.

The views of Members on the scheme are thus invited for submission to Worcestershire County Council for consideration in the determination of the application.

**Introduction/Background to the Scheme**

Worcestershire Country Council had commissioned a study back in 2015 in regard to the feasibility of a replacement /new school premises at the site in Brockhill East to replace the existing Holyoakes School, Bridge Street, Redditch.

The background to this survey has come about due to the site constraints for expansion and the condition of Holyoakes School in Bridge Street, Redditch. The present Holyoakes School is no longer considered suitable due to the current condition and ongoing issues with the fabric of the main school buildings on site. Furthermore the school has capacity issues as there is no further space for expansion to accommodate larger intakes. Pupil admission numbers (PAN) need to increase from the current 48 to allow for growth up to 60.

The areas of Brockhill East have been and are currently subject to development for housing and form part of a wider strategic housing land site. The relocation would then enable a new modern school which will be 'fit for purpose' and this school will be re-located in its entirety to the central part of the new community at Brockhill.

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### The Site and Surroundings

The site which is subject to this particular application is located to the north of Redditch Town Centre. The site forms part of the area known as Brockhill East. The site would be located to form part of the proposed District Centre. Currently the land is characterised by land which is currently partially developed (housing) and from this point the land slopes quite steeply up towards Lowans Hill Farm which is towards the top of this slope. Lowans Hill Farm will form part of the southern boundary of the proposed site. The former farmstead appears as a heritage asset and has archaeological value. In terms of this form and the wider area which has been subject to Iron Age workings and later WW2 development in the form of marl pits. The A441 is located to the east with further expansion for housing located to the north and extends out to the A441 which will be subject to separate improvements.

The land is currently Green Belt in the adopted Borough of Redditch Local Plan No.3 (BORLP3). However, it is allocated in the emerging Borough of Redditch Local Plan No.4 (BORLP4) as part of a strategic housing site, which on a wider level, encompasses both areas of Redditch and Bromsgrove District. Provision of a school capable of use as a community facility is one of the development criteria of the emerging policy.

### Proposal

This County Consultation is to seek views on the development of a new 2 form entry First school at the site. The site replaces the former Holyoakes Field First School which is limited in terms of its location to allow further expansion to take place.

The extent of the submission covers

- A new school building of 1990m<sup>2</sup> (gross internal)
- Nursery playroom
- 2 reception classes
- 4 x key stage 1 classes
- 4 x key stage 2 classes (*all classes with stores, cloaks practical areas and toilets*)
- Learning centre /resource room
- Multi-purpose hall and store (including new community store)
- Catering kitchen and store
- Admin area with Heads room and offices and staff accommodation
- Plant room – boiler and sprinklers

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The school will be accessed from a new section of one of the residential estate roads (adjacent to Cookridge Close).

There will be a dedicated vehicular access and a separate pedestrian access.

### Policies

- BORLP3 - Policies:- CS1, CS2, CS5, CS7, CS8, S1, B(BE)11, B(BE)13, B(NE)3, B(RA)3, L2, C(CF) 1, C(T)12
- Emerging BORLP4 – Policies:- 1, 2, 3, 5, 13, 15, 16, 17, 18, 19, 20, 22, 28, 36, 37, 39, 40, 46
- NPPF
- NPPG

### **Consideration**

There are a number of issues that were considered as part of this proposed development and these include the following topics which form part of this consultation information provided by the County Council.

### **Green Belt**

The site is within Green Belt and as such the development as proposed would constitute inappropriate development in the Green Belt as it does not appear as part of the list in paragraph 89 of the NPPF under development that is considered appropriate. Inappropriate development is by definition harmful so the County Council's agent has provided 'very special circumstances' to overcome the harm the proposal may cause.

Whilst the site is currently in Green Belt, the land in question forms part of a wider area identified in the Emerging BORLP4 as land set aside to meet strategic housing land objectives and a local centre (Policy 46). BORLP4 is at an advanced stage with the Plan already being subject to an Examination and Main Modifications consultation commencing 27 July 2016, prior to adoption. There are no proposed Modifications to amend this policy. It is considered that given the advanced stage of the Local Plan, set against the opportunity to create a dedicated first school as a central part of the new proposed housing development of Brockhill and the lack of suitability of the present school site to provide for growth and future needs and the conditions of the premises, the new school would prove a benefit to the wider area, be located in the heart of the local community and be of a greater benefit to the newer residents of Brockhill, which could overcome the harm the development would cause by coming forward a little earlier than the plans envisage and would represent very special circumstances in this instance.

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### **Design and Appearance (school and Environs)**

The school building reflects to some extent the courtyard style layout of the adjacent Lowan Hill Farm and will be a modern building constructed with brick and cladding detailing. The windows and louvres will be aluminium with zinc standing seam roof. The link building proposed is flat and will have a sedum (green) roof.

The building will have a basic form of linked pavilions containing classrooms which run around the contour line of the hill to which it is located. Hall spaces, kitchen and stores are located at the lower levels. Playing pitches /open spaces are located near the Green Belt boundary to blend the development into the landscape.

The building will meet targets for BREEAM and the principles of sustainability are established throughout the development including increased insulation, energy efficient heating , natural ventilation and the considered approach to materials being used along with a SUD's drainage pond to capture run off and create wildlife habitats and educational opportunity through 'Forest School initiative'

### **Access and Transport Issues**

A full transport statement has been provided with the submission.

Access to the school will be from Cookridge Close by extending the current route. Surveys and modelling has taken place at the new site to project the levels of traffic in the local and wider vicinity.

A school of 326 pupils will generate certain levels of traffic in the morning and afternoon peak period. The results of this show the impact on the local and wider highway networks will not be adversely impacted and there will be an adequate level of car parking for staff only along with cycle parking and storage areas for staff and pupils alike. Pedestrian routes will be encouraged.

The school will also encourage a travel plan in order to advocate both walking and cycling.

### **Ecology**

An ecological appraisal has been undertaken. The site is not a statutory or non statutory wildlife site. There is some grassland and parts of hedgerow, neither have significant ecological value. There is only one oak tree that has a potential for bat roosting however no roosting bats were found and the potential was considered low to moderate. The remit of the school will improve the ecological value of the site and provide educational opportunities for the pupils. Apart from the location of a significant Oak and associate trees which could provide foraging bats the site is note

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considered to have any adverse ecological issues which could be adversely impacted by the development. Improvements to the ecological value are embodied into the design and layout of the new school which will increase the potential for biodiversity.

### **Archaeology and Historic Environment**

The site is adjacent to Lowans Hill Farmstead which is an 18/19<sup>th</sup> century farm complex with the buildings set around a courtyard. The new school picks up on design themes of the farm with 'book end' style buildings and a link block between.

Brockhill East development has been identified as having potential for Iron Age remains based on the development at Phase 1. The Historic Environment Advisor has considered that a survey prior to redevelopment does not need to take place as it is unlikely that any remains of significance are expected which would not in this instance hinder the determination of the application.

### **Flood Risk**

The site is within flood zone 1 as identified and as such there will be a negligible risk of flooding in 1:1000 (0.1%) and therefore subject to the correct assessments the potential for flooding can be dealt with by the various drainage authorities and can be subject to appropriate conditions.

### **Other Issues**

- Design and Crime: The school has incorporated a design to avoid entry to the roof and local environs of the school with added design features of recessed down water pipes and square pipes to avoid climbing. Fencing will be around the open areas of the school.

Storage and bin stores will be in locked secure areas and lighting to the car park areas and security lights on the building around the premises along with intruder alarms.

- Health and Wellbeing: the location of Holyoakes school encompasses 'Forest School' initiatives including ecological enhancements and teaching possibilities. The kitchen will prepare and cook food for the pupils at the school.
- Community Facility: Within the design of the buildings and outdoor areas it is envisaged that the school and its grounds will provide a useful community facility and hub for the local area which can be used outside of school times and terms.

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- Local Employment: the school will help encourage local job opportunities for the new school.

### Conclusions

The issues members may wish to consider therefore are:-

- The impact of the sue on the Greenbelt and the very special circumstances put forward
- The impact on the local highway network and wider highway network.
- Design appearance of the proposed new school in relation to its surroundings
- Any wider impacts on the environment (flooding) and also including ecology and biodiversity
- Any associated impacts on the neighbouring Lowan's Hill Farm as a heritage asset.

Members may also wish to consider recommending conditions if the County Council are mindful to approve the application

The recommendation made by members will form the relevant representation from Redditch Borough Council for consideration in any determination of the application.

Case officer

Sarah Willetts

Email [sarah.willetts@bromsgroveandredditch.go.uk](mailto:sarah.willetts@bromsgroveandredditch.go.uk)

Telephone – 01527 881607

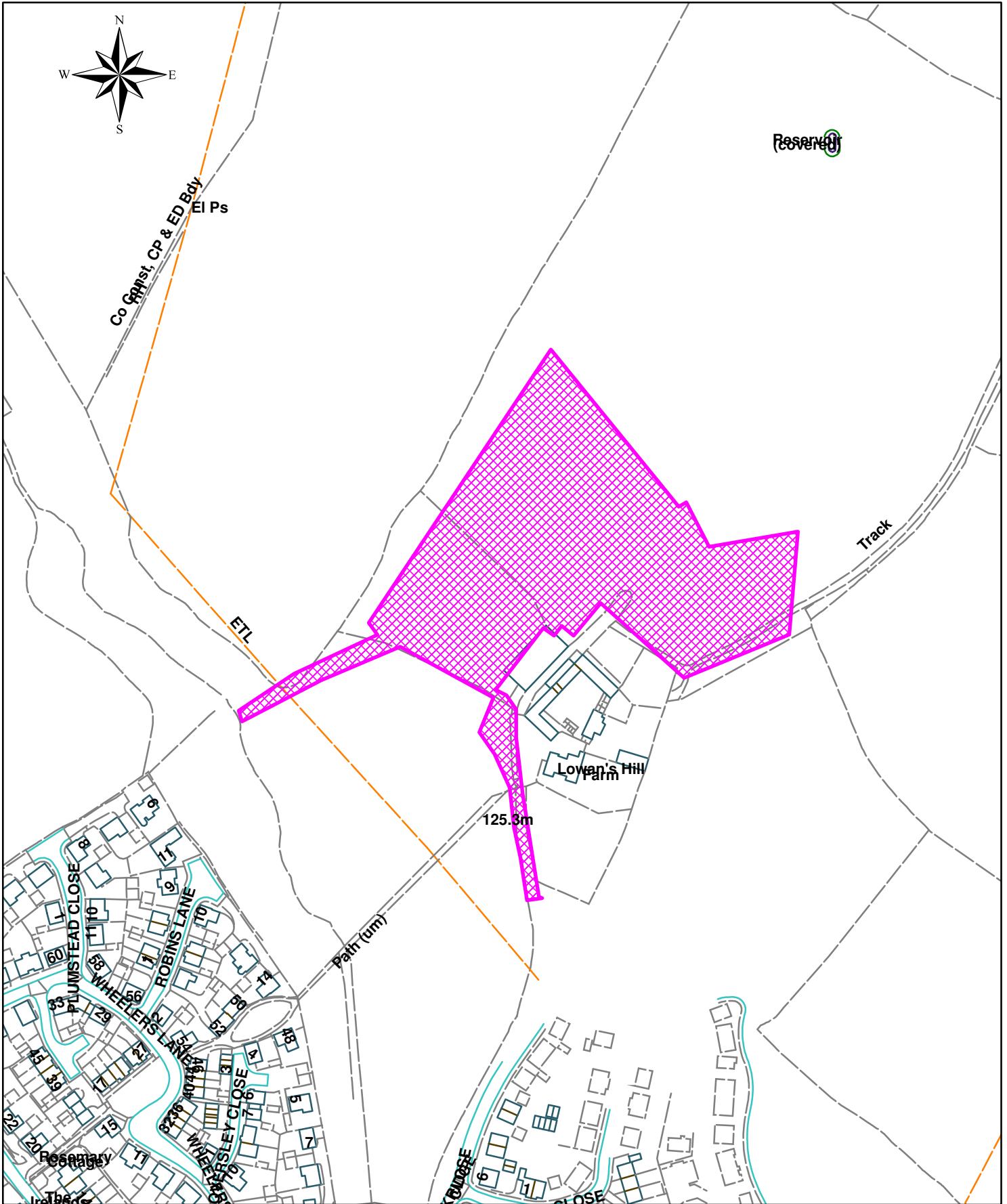
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Land at Lowans Hill Farm, cookridge close, Redditch

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