



Planning Committee

Wed 14 Dec
2016
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
a
difference*

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:

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

REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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

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

Notes:

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

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

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

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

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

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

Further assistance:

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

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

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



PLANNING

Committee

Wednesday, 14 December 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	

1. Apologies	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
2. Declarations of Interest	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. Confirmation of Minutes (Pages 1 - 8)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 9 th November 2016. (Minutes attached)
4. Update Reports	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
5. Application 2016/222/FUL - Former Holdex Brakes Factory Car Park, Moons Moat Drive, Church Hill, Redditch (Pages 9 - 24) Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for the erection of 1,943 sq.m. of business units for flexible B1c, B2 and B8 uses, together with 242 sq.m. for use as hot and cold food takeaway outlets (within Classes A1/A5, together with associated access, drainage works and landscaping. Applicant: A & H Construction Plc (Report attached / Site Plan under separate cover) (Church Hill Ward)

PLANNING

Committee

Wednesday, 14 December 2016

<p>6. Application 2016/238/FUL - Bus Depot, Plymouth Road, Southcrest, Redditch B97 4PA</p> <p>(Pages 25 - 42)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed additional bay to existing workshop, including re-organisation of site, acoustic fence and additional wash facility with cover.</p> <p>Applicant: Mr Simon Dunn</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Central Ward)</p>
<p>7. Application 2016/248/FUL - Land at Enfield Industrial Estate, Hewell Road, Enfield, Redditch</p> <p>(Pages 43 - 52)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed development of twelve business units (Class B1, B2 and B8 uses).</p> <p>Applicant: Mr D Ellis</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>8. Application 2016/275/FUL - Land adjacent to Rookery Cottage, Droitwich Road, Feckenham, Worcestershire</p> <p>(Pages 53 - 60)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a new agricultural vehicular access and track.</p> <p>Applicant: Mr and Mrs Neil Hodgkins</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>
<p>9. Application 2016/282/FUL - Land adjacent to 84 Oakly Road, Southcrest, Redditch B97 4EE</p> <p>(Pages 61 - 66)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the construction of 6 one bedroom apartments.</p> <p>Applicant: Mr Patrick Durkan</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Central Ward)</p>

PLANNING

Committee

Wednesday, 14 December 2016

<p>10. Application 2016/294/FUL - 1105 Evesham Road, Astwood Bank, Redditch B96 6EB</p> <p>(Pages 67 - 70)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a single storey rear extension, two storey side extension with attached double garage to side and front of property.</p> <p>Applicant: Mr and Mrs Colin Taylor</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>
<p>11. Application 2016/317/FUL - 37 Unicorn Hill, Town Centre, Redditch B97 4QR</p> <p>(Pages 71 - 76)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of the first floor from a taxi office (Sui Generis) to a hot food takeaway (Class A5) and the amalgamation with the ground floor takeaway, installation of extraction / ventilation equipment in association with the takeaway.</p> <p>Applicant: Hotcha Ltd</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Abbey Ward)</p>
<p>12. Application 2016/320/FUL - Victoria House, 10 - 12 Feckenham Road, Astwood Bank, Redditch B96 6DS</p> <p>(Pages 77 - 82)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a retrospective Planning Application for a change of use from Class A1 (Shops) and Class B1(a) Offices to Class 3 (Dwelling houses) use, including a rear extension and alterations to form 4 no. self-contained flats.</p> <p>Applicant: Mr David Broadbent</p> <p>(Report attached / Site Plan under separate cover)</p> <p>(Astwood Bank & Feckenham Ward)</p>

PLANNING

Committee

Wednesday, 14 December 2016

13. 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”.

14. 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

9th November 2016

MINUTES

Present:

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

Officers:

Steve Edden, Amar Hussain, Helena Plant and Sarah Willetts

Democratic Services Officer:

Jan Smyth

35. APOLOGIES

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

36. DECLARATIONS OF INTEREST

Councillor Andy Fry (Chairman) declared an other disclosable interest in Agenda Item 8 (Planning Application 2016/238/FUL – Bus Depot, Plymouth Road, Southcrest, Redditch), in that he had known one of the registered speakers on the matter for some years but did not consider it would affect his ability to consider the Application.

For clarify, further to Councillor Fry's declaration, the speaker to whom Councillor Fry declared he was acquainted with, did not arrive to address the Committee.

37. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 12th October 2016 be confirmed as a correct record and signed by the Chair.

.....
Chair

Planning Committee

9th November 2016

38. UPDATE REPORTS

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

**39. APPLICATION 2016/109/FUL –
JOHNSONS CARS LTD, CLIVE ROAD,
ENFIELD, REDDITCH B97 4BT**

Proposed demolition of existing buildings and development of 45 Retirement Living apartments, including communal facilities, landscaping and car parking.

Applicant: McCarthy and Stone Retirement Lifestyle Ltd

Mr Alex Mitchell and Miss Lisa Matthewson, Agents for the Applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations:

1) Planning Permission be REFUSED for the following reason:

The Local Planning Authority considers that the proposed development fails to provide the required level of affordable housing, either on-site or as an off-site financial contribution, in accordance with adopted planning policy. Further, without a Planning Obligation addressing all of the financial contributions required, the proposed development would be unacceptable due to the resultant detrimental impacts it would cause to community infrastructure by a lack of provision for their improvements. As such, the proposal is contrary to Policies E(TCR).2 and B(HSG).5 of the adopted Borough of Redditch Local Plan No. 3 and provisions contained within the Council's Supplementary Planning Document on Affordable Housing Provision; the Council's Supplementary Planning Document on Open Space Provision; the Worcestershire County Council Waste Core Strategy (WWCS); the Worcestershire County Council adopted Local Transport Plan 3 Development Control (Transport) Policy and guidance contained within the National Planning Policy Framework; and .

- 2) in the event that the Applicant resubmits the same or a very similar Planning Application, with a completed Legal Agreement addressing all of the Council's financial concerns, authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to appropriate Conditions without further reference to the Redditch Borough Council Planning Committee.

40. **APPLICATION 2016/225/FUL –
ASTWOOD BUSINESS PARK, ASTWOOD LANE,
ASTWOOD BANK, REDDITCH B96 6HH**

Construction of two new buildings, Building G to be used as children's play in association with Building F (Class D2) and Building H to have a flexible use for employment purposes in Classes B1 and B2. Retrospective application for the removal of earth bunding, the formation of a hardstanding area for parking and the formation of a new surface water attenuation pond.

Applicant: Mr J G Ranson

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

Mrs Lorraine Waring – objector
Mr Kevin Grubb – Supporter
Mr Matt Jinks – Supporter
Councillor Jane Potter – Ward Councillor
Ms Liz Nicholson – on behalf of the Applicant.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be REFUSED for the reasons set out on pages 3 to 4 of the published Update Report, as detailed below:

1. **The site is identified in the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposals do not meet any of the policy criteria in Paragraph 89 of the National Planning Policy Framework and as such the proposals would amount to inappropriate development, which by**

definition, is harmful to the Green Belt. The development would result in significant adverse visual harm to, and would reduce the openness of the Green Belt and would fail to comply with two of the 5 key purposes of the Green Belt, as set out under Paragraph 80 of the NPPF, which are to assist in safeguarding the countryside from encroachment and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. No very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such the proposal is considered to be contrary to Policy B(RA)1 of the adopted Borough of Redditch Local Plan No.3 and the provisions of the National Planning Policy Framework;

2. The proposed development, located in the green belt, partly situated on a green field site, and shown as a landscaped area on previously approved plans, would be visually conspicuous and prominent when viewed from public vantage points thus constituting visual harm to the green belt and harm to the landscape character of the area, contrary to Policy CS.8 of the adopted Borough of Redditch Local Plan No.3. and the provisions of the National Planning Policy Framework;
3. Paragraph 24 of the National Planning Policy Framework requires that a sequential test be applied to planning applications for main town centre uses that are not in an existing centre. The Council considers that the Applicant's sequential test has failed to identify that there are sequentially preferable site/s to the application site. The creation of a D2 use in a location outside the town centre in an area poorly served by public transport would be likely to generate a significant quantity of unsustainable trips in private vehicles contrary to Policy CS7 of the adopted Borough of Redditch Local Plan No.3 and the provisions of the NPPF.
4. The proposed erection of Buildings G and H represents an unacceptable intensification of commercial uses and vehicle movements in an unsustainable rural location, where such uses would be more appropriately located in the Redditch Urban Area. The application would be contrary to sustainability principles and objectives contained within Policy CS.7 of the adopted Borough of Redditch Local Plan No.3. and the National Planning Policy Framework.

(Officers provided updates in regard to additional representations that had been received, including the views of the Town Centre Co-ordinator and a request from the Applicant to amend the description of the Development to remove the reference to B8 (Storage and Distribution uses), together with Officer responses, which included the need to amend Condition 3 to reflect the fact that the Applicant had had a sequential test carried out, all as detailed in the published Update Report, copies of which were provided to Members and the Public Gallery prior to the meeting commencing.)

**41. APPLICATION 2016/237/FUL –
BUS DEPOT, PLYMOUTH ROAD, SOUTHCREST,
REDDITCH B97 4PA**

Demolition of existing single-storey offices and
erection of two-storey resited offices.

Applicant: Mr Simon Dunn

Mr Ian Ray, the Applicant's Agent, 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 and Informatives as detailed on pages 38 to 42 of the main agenda report.

**42. APPLICATION 2016/238/FUL –
BUS DEPOT, PLYMOUTH ROAD, SOUTHCREST,
REDDITCH B97 4PA**

Proposed additional bay to existing workshop.

Applicant: Mr Simon Dunn

Mr Ian Ray, the Applicant's Agent, 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 receipt of a satisfactory noise survey and the

Conditions and Informatives set out on pages 49 to 53 of the main agenda report.

(Officers advised on further neighbour representations and comments from Regulatory Services in regard to the proposed relocation of the fuel tank and additional car wash, as reported in the published Update Report, copies of which were provided to Members and the public gallery prior to the meeting commencing. Members noted Officers proposed amended recommendation for delegated powers to Officers in light of Regulatory Services request for a Noise assessment to be carried out.)

**43. APPLICATION 2016/283/FUL –
UNIT 41A EVESHAM WALK, KINGFISHER SHOPPING CENTRE,
TOWN CENTRE, REDDITCH B97 4ET**

Change of use to D2 (Assembly and Leisure) to the ground floor entrance pod, first floor and alterations to the rear first floor elevation overlooking Silver Street.

Applicant: Ms Sian Bowen

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 detailed on pages 59 to 60 of the main agenda report.

**44. APPLICATION 2016/285/FUL –
LODGE STORES, 17 FLYFORD CLOSE, LODGE PARK,
REDDITCH B98 7LU**

Partial change of use from A1 (Shop) to A5 use (Hot Food Takeaway),
ground floor extension and shopfront alterations

Applicant: Mr D Sooch

RESOLVED that

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

**Planning
Committee**

9th November 2016

the Conditions and Informative detailed on pages 65 to 66 of the main agenda report.

45. APPEAL OUTCOMES - INFORMATION ITEM

The Committee received a report which details the outcomes of recent Planning Appeal Decisions..

RESOLVED that

the outcomes of the various appeal decisions be noted.

The Meeting commenced at 7.00 pm
and closed at 9.08 pm

.....
CHAIR

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Planning Application 2016/222/FUL**Erection of 1,943 sq.m business units for flexible B1c, B2 and B8 uses together with 242 sq.m for use as hot and cold food takeaway outlets (within Classes A1/A5), together with associated access, drainage works and landscaping****Former Haldex Brakes Factory Car Park, Moons Moat Drive, Church Hill, Redditch****Applicant: A&H Construction Plc
Ward: CHURCH HILL****(see additional papers for site plan)**

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

Site Description

The site is located within the Moons Moat North industrial estate, within a Primarily Employment Area. It fronts onto Moons Moat Drive, which runs adjacent to the A4023 Coventry Highway, a main arterial road.

The site extends to approximately 0.78 hectares and is bounded by a cold store, occupying the former Haldex Brakes factory site to the west, an industrial/distribution facility (UK-NSI Ltd) to the north, a number of industrial buildings and Brooklands Office Park to the east and Moons Moat Drive and McDonald's Drive Thru restaurant to the south.

The application site was formerly the staff car park for the now demolished Haldex Brakes factory. The site of the factory itself has now been developed with a large cold store (planning reference: 2013/223/FUL) which has separate car parking, leaving the 140 space car park redundant.

The majority of the site was previously used for car parking for the former factory building. The site is covered by a 'blanket' Redditch New Town Tree Preservation Order. Significant landscaping exists to the northern and southern boundaries. An open watercourse (stream) runs through the site. The watercourse, together with the presence of mature trees are a significant constraint.

Existing and proposed access to the site is from Moons Moat Drive.

Proposal Description

The proposal is for a full planning application for the redevelopment of the former Haldex Brakes Factory Car Park site, for flexible B1c, B2 and B8 uses along with restricted A1/A5 use.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

The development would principally involve the construction of 10 new industrial units, aimed at smaller businesses looking to move up the ladder from smaller start-up units, together with 2 new A1/A5 use units.

A total of 2,187m² of new floorspace is proposed to be created as follows:

Unit A: 264.7 m ²	(2855 ft ²)	(Flexible B1c, B2 and B8 use)
Unit B: 264.7 m ²	(2855 ft ²)	(Flexible B1c, B2 and B8 use)
Unit C: 205.2 m ²	(2214 ft ²)	(Flexible B1c, B2 and B8 use)
Unit D: 205.2 m ²	(2214 ft ²)	(Flexible B1c, B2 and B8 use)
Unit E: 205.2 m ²	(2214 ft ²)	(Flexible B1c, B2 and B8 use)
Unit F: 205.2 m ²	(2214 ft ²)	(Flexible B1c, B2 and B8 use)
Unit G: 135m ²	(1459 ft ²)	(Flexible B1c, B2 and B8 use)
Unit H: 135m ²	(1459 ft ²)	(Flexible B1c, B2 and B8 use)
Unit I: 135m ²	(1459 ft ²)	(Flexible B1c, B2 and B8 use)
Unit J: 188.4m ²	(2030 ft ²)	(Flexible B1c, B2 and B8 use)

Total B class = 1943.6m²

Unit K: 120.7 m ²	(1300 ft ²)	(Restricted A1/A5 use)
Unit L: 120.7 m ²	(1300 ft ²)	(Restricted A1/A5 use)

Total A class = 241.4m²

The B1, B2 and B8 class buildings would be approximately 6.5m to eaves with a ridge height of 8m.

The hot and cold takeaway food outlets would be located at the front of the site. These would consist of 2 single storey units with a combined floorspace of 242 sq.m, representing just over 10% of the total built floorspace. The A1/A5 buildings would have a maximum height to ridge of 7.6m. By way of comparison, the height of HSH Coldstores building immediately to the western boundary is 14m to ridge.

The units have been agreed to be let by Greggs and Subway although if consent were to be granted, the permission would not be restricted to those particular businesses.

Access to the site would be gained from the current access point off Moon Moat Drive. From here an internal road would access the various units on the site.

Car parking areas are provided around the site with a total of 60 spaces provided for the industrial units (including 5 accessible spaces) and 18 spaces for the food outlets (including 1 accessible space). Cycle parking is provided within the centre of the site adjacent to Unit E.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

Landscaped areas are to be retained and provided around the periphery of the site and along the brook corridor. Existing protected trees would be retained and some additional planting is proposed.

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

EEMP02 Design of Employment Development
 EEMP03 Primarily Employment Areas
 EEMP3A Development Affecting Primarily Employment Areas
 CS07 The Sustainable Location of Development
 CS08 Landscape Character
 ETCR01 Vitality and Viability of the Town Centre
 ETCR04 Need and the Sequential Approach
 CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 5: Effective and Efficient use of Land
 Policy 11: Green Infrastructure
 Policy 16: Natural Environment
 Policy 17: Flood Risk Management
 Policy 18: Sustainable water Management
 Policy 19: Sustainable travel and Accessibility
 Policy 24: Development within Primarily Employment Areas
 Policy 30: Town Centre and Retail Hierarchy
 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

Constraints

Redditch New Town TPO No.7
 Blacksoils brook

Relevant Planning History

2013/223/FUL	Construction of Cold Storage Depot with associated offices, plant room and site security office.	Approved	21.11.2013
--------------	--	----------	------------

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Consultations**Arboricultural Officer**

No objections subject to the imposition of appropriate planning conditions

Development Plans

In both adopted Local Plan No.3 and Emerging Local Plan No.4 the application site is located within a Primarily Employment Area (PEA)

Adopted Local Plan No.3

Policy E(EMP).3 Primarily Employment Areas states that Primary Employment Areas are designed to accept applications for B1 (Business), B2 (General industry) and B8 (storage and distribution). The Policy allows non-employment uses where certain criteria are fulfilled:

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

The applicant justifies the proposed A1 and A5 uses on viability grounds. There must be sufficient evidence provided to support this within the confidential viability report submitted with the application. If this is not the case then the proposed does not satisfy criteria i or ii and cannot be considered suitable development.

Submission Borough of Redditch Local Plan No.4

The policies contained within the submission version of the Local Plan should now be afforded significant weight. The relevant policies are set out as follows:

Policy 24 Development within Primarily Employment Areas states that non-employment development will only be permitted when certain criteria are met. These are:

- i. such development would not cause or accentuate a significant shortage of land for employment use in the Borough or area concerned;
- ii. it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must be undertaken with the Economic Development and Regeneration Service by the applicant to ascertain this; and
- iii. the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future: it impinges upon residential amenity; it causes substantial

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

transport network, highway or traffic problems; it creates other adverse environmental effects; or technical reasons such as land stability or fundamental infrastructure problems.

It is again necessary that sufficient evidence is provided within the confidential viability report to demonstrate that development without the retail element would not be viable.

It is noted that application 2009/186/FUL has been included as precedent; however it is noted that this application was recommended for refusal by officers, due to it being inappropriate from a policy perspective.

Area Environmental Health Officer

I have reviewed the report entitled 'Report on Ground Investigation at Moons Moat Drive, Redditch' produced by Applied Geology, dated August 2016, reference AG2491-16-Z35. The report was found to be acceptable and followed relevant guidance and good practice.

Gas monitoring at the site identified some elevated levels of carbon dioxide and as such the site has been classified as Situation 2 under the CIRIA C665 guidance (Section 8.3 Floor Slab and Gas Protection of Ground Investigation Report). Therefore some levels of gas protection measures will need to be incorporated within the design of the development. Proposals for these measures will need to be agreed prior to construction taking place and therefore WRS recommend that an appropriate gas protection measure condition is attached to any planning permission granted to ensure this is undertaken. No objections raised subject to the imposition of conditions.

North Worcestershire Water Management

The development site is located in the Blacksoils Brook catchment which is a tributary of the Arrow. Within the context of the catchment area the site is located in its upper extent and the whole of the site is classified as flood zone 1 by the national Environment Agency fluvial flood mapping. Due to the close proximity of the site to the Blacksoils brook and as there no known flood levels or modelled levels it is required that the FFL are set at a minimum height of 300mm above the adjacent road level of 93 AOD. This will ensure in the event of any site flooding FFL will be higher than flood water which will escape into the road.

Subject to the imposition of appropriate planning conditions, no objections are raised

Highway Network Control

The applicant has submitted additional information which satisfactorily addresses our originally submitted comments.

It is appropriate that promoters of planned development contribute toward the measures needed to support the delivery of the growth set out in the emerging Redditch Local Plan and the already adopted Redditch Local Plan. A financial contribution is therefore sought to mitigate the cumulative impact of the Local Planning Authority's planned growth. The

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

contribution is proportionate in scale to the development and is reasonable and should be secured by planning obligation.

The applicant has looked at site accessibility from the perspective of direction of travel and distance and concluded that the existing walking routes provide the most direct access and therefore additional infrastructure is not required. Having carefully reviewed this position the Highway Authority agrees that the existing routes are advantageous but some enhancement is required. Consequently there is a planning obligation (legal agreement) to address this.

The Highway Authority identified that a contribution should be made of £56,425.45, however it is recognised that the financial viability of the site is a material planning consideration. The applicant has undertaken an open book appraisal of the site and it has been confirmed by the Local Planning Authority that the site can only provide a £10,000 contribution. In this circumstance it is considered appropriate to reduce the obligation accordingly.

The planning obligation will require a developer contribution of £10,000 to mitigate for the additional demands on the wider transport network that the development will generate and will provide for Walking and Cycling Infrastructure in Moons Moat Industrial Estate.

The County Council raise no objection to the development in highway safety terms subject to the satisfactory completion of the legal agreement set out above and subject to the imposition of appropriate planning conditions

Police Crime Risk Manager

No objection

North Worcestershire Economic Development And Regeneration**B Class Employment uses**

It is considered that this size of unit is likely to be attractive to the market as it offers the 'next step' from start-up space. It is also understood that the units would be offered as a freehold option, which is likely to further improve the attractiveness of the development. Therefore, in economic terms, it is considered that this aspect of the proposal is well conceived and is likely to be in high demand.

This part of the proposal is also considered to be in conformity with local and national planning policies. The site is allocated within the current, and emerging, Local Plan for Redditch and therefore the uses being proposed are considered to be acceptable and should be supported. In addition, it is also worth noting that the site is currently under-utilised and this proposal would introduce active economic uses and make the most of this previously developed site.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

A1/A5 uses

The applicants have identified that the retail element is required because the land on which the units will sit is not currently viable for development as it is dissected by a drainage ditch. Therefore, this part of the site can only be made available by diverting the ditch and because of the associated cost, it requires a 'higher value' use (retail) in order to make it viable. Therefore, if this use does not come forward the land would remain sterile.

The proposal will help to meet some of the key aims and objectives identified in the recently adopted 'Economic Priorities for Redditch'. Some of the key priorities identified within the Strategy that are pertinent to this proposal, include:

- o Ensuring that sufficient land for employment is allocated;
- o Keep employment land provision under review to ensure that we have an adequate supply to meet business growth requirements.

This current proposal will, therefore, help to meet some of the key economic development priorities adopted by Redditch Borough Council.

In conclusion, the benefits of this proposal are clear:

- o Re-use of Previously Developed Land to provide an active, economic use;
- o Delivery of SME sized units that will provide opportunities for local businesses to expand and grow. Currently there are not many units of the proposed size available within the market place;
- o Generation of £2.7million of capital expenditure and the creation of circa 60 permanent jobs (as identified by the applicant)

The proposal is considered to be broadly in line with the planning policy context and will provide new employment units to help meet the needs of SME companies, which is wholeheartedly supported by NWEDR. Clearly, the proposed retail element of the scheme is not in line with planning policy, however, this is only a small element of the proposal and it is understood that the applicants have submitted a viability appraisal to identify why this particular use is required.

Councils Viability Consultant

In regard to the proposed economic viability of this project, I can confirm that Blackswan Ltd, acting on behalf of the Council have examined all the information provided and received by the applicant. In this case we do not disagree with the viability arguments put forward by the applicant and consider that the proposals would not be financially viable without the two proposed A1/A5 units. We do not consider that the full contribution requested by the County Council is justified having regard to financial viability although the applicant should accept the payment of a smaller contribution of £10,000.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Natural England

No objection - with conditions

This application is in close proximity to Ipsley Alders Marsh Site of Special Scientific Interest SSSI. However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. If the Local Authority is minded to approve the application, a drainage strategy, detailing surface water flow and flood risk, should be submitted by the applicant prior to the commencement of development. This is to prevent contaminated water from flowing into the SSSI. A condition is also needed requiring the use of oil interceptors as part of the development to prevent contaminated water from flowing into the SSSI. The oil interceptors will collect oil and fuel from the excess surface water and prevent it from draining into a watercourse, which would otherwise pollute and damage the notified features of the SSSI. This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF.

Parks & Green Space Development Officer

No objections subject to the imposition of appropriate conditions (as per comments received from Natural England)

Public Consultation Response

No comments received

Assessment of Proposal**Principle of development including viability issues**

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

For the most part, the application seeks the redevelopment of this vacant employment site for employment purposes. The proposals clearly accord with the economic policies of the adopted and emerging Local Plan which seek to safeguard employment sites in the Primarily Employment Areas for employment development. The vast majority of the proposals are therefore without question, compliant with the development plan. The only element of the development that is not an employment use are the 2 small retail units which would be located to the front of the site.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Having considered the merits of the proposed A1 and A5 uses, your officers have concluded that the small amount of space (242sqm) to be created is justified in this case having sought advice from the Councils Independent Viability Advisor who has assessed the applicants viability report.

Policy E(EMP).3 allows non-employment uses where it can be demonstrated that the site is not capable of being developed for employment uses, and where the loss of land will not have a significant impact on employment land supply.

In this case, the small area of land on which the retail units would sit is not viable for development as it is currently bisected by a drainage ditch. It can only be made available by diverting the ditch which would then make the land available for development. The Councils viability advisor agrees with the applicant's assertions that the cost of the diversion which involves significant civil engineering works including the construction of a wider bridge carrying the estate road over the new stream channel is such that it would not be viable to develop this small area of the site for another employment unit. The plot is therefore sterile land and there is consequently no loss in employment land. Further, it would involve the reclamation of land to make the most effective and efficient use of the site which accords with Policy 5 of the submission version of Local Plan No. 4.

The applicant asserts that although leaving the 'sterilised' area of the site undeveloped and leaving the existing watercourse in place reduces underlying costs associated with the civil engineering works necessary to divert the watercourse, the loss of value reduces the profit on cost to 6.53% which is completely unviable. The Councils Viability Advisor agrees with the evidence put forward by the applicant to substantiate these claims.

Local Plan policies also require non-employment uses to be compatible with the surrounding employment area. Your officers consider that the proposed A1 and A5 uses would be compatible with the surrounding employment uses.

In conclusion, your officers concur with the applicant that in this case, the retail component would constitute 'enabling' development. As verified by the Councils Viability Advisor, the scheme as a whole is marginal, and the retail component increases the schemes viability and serves to help deliver the accompanying industrial units.

Design and layout

Units A - B being located at the rear of the site have been designed as standard industrial style units, incorporating a roller shutter door allowing access to the warehouse area and a small office/toilet area to the front of each unit.

The external envelope of units A - B includes full height vertical cladding with horizontal timber cladding above the roller shutter doors. Contrasting cills, flashings, rain water goods, doors and window frames have also been included to enhance to appearance of the units.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Units C - D have been designed as mid-level industrial style units, with Units E-F being designed as aesthetically pleasing units with large corner glazing units.

The external envelope of units C - F includes low level brickwork with horizontal cladding over, each roller shutter door and large glazing panel (to units E and F) has horizontal timber cladding over. The flashings, cills, doors and window frames have been included in a contrasting colour to the main horizontal cladding to enhance the visual appearance.

Units G - I being located to the West of the site have been designed as mid-level industrial style units. Unit J being located to the West of the site and being visible from the approach into the site from Moons Moat Drive has been designed as an aesthetically pleasing industrial style unit as it is both the largest unit to the west block on the site and is also one of the first units to be seen as the site is entered from Moons Moat Drive. Unit J includes a feature glazing panel to the unit and adjacent entrance door with first floor window over, an increased amount of timber cladding has also been included to add interest.

The external envelope of units G - J includes low level brickwork with vertical cladding over along with contrasting cills, flashings, rain water goods, doors and window frames which have been included to enhance the appearance of the units.

Units K and L (the A1/A5 units) located at the entrance of the site fronting Moons Moat Drive comprise largely of glazed panels with smooth composite panels to all elevations and feature timber cladding to the front and 1 No. side elevation. The units have staggered mono pitched roofs which, together with the glazing panels and composite panels achieves a modern and pleasing design.

Your officers are satisfied that the design and external appearance of the proposed development would respect the context of the site and would therefore comply with Policies B(BE).13, B(BE).14 and E(EMP).2 of the Borough of Redditch Local Plan No.3.

Highways, access and parking

County Highways have raised no objections to the proposed development on highway safety grounds.

The applicant has agreed to enter into a planning obligation which requires a sum be paid to the County Council for the provision of localised improvements to the cycle and walking network in order to promote sustainable travel due to the increased demand.

Cycle parking would be provided on site and secured by a recommended planning condition. Car parking on site is in accordance with the Councils standards

No objections have been received from nearby occupiers on highway safety grounds.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Planning Obligation required

As referred to above, WCC highways have asked for contributions towards the provision of localised improvements to the cycle and walking network in accordance with the requirements of the County Councils Infrastructure Delivery Plan. The applicant has agreed to enter into that obligation and at the time of writing, the Unilateral Undertaking is in draft form. Your officers are not seeking financial contributions in this case, having regard to the Borough of Redditch Local Plans policies concerning such development proposals.

Conclusion

Overall, it is considered that the application proposals comprise sustainable development in accordance with the definition set out in the NPPF. The proposed development performs well against all three dimensions to sustainable development outlined at Paragraph 7 of the NPPF providing substantial economic benefits by redeveloping a vacant site within an employment area for employment uses generating jobs both during the construction and operational phase of the development.

The proposals would make an important contribution towards the well-being of the town's community through investment in the local economy and provision of employment opportunities (approximately 60 permanent jobs to be created).

Account has been taken of environmental issues through the preparation of technical reports on transport, ecology and drainage with mitigation measures identified being implemented through the consent and via recommended planning conditions.

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

RECOMMENDATION:

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

- a) **The satisfactory completion of a planning obligation (Unilateral Undertaking) to provide a financial contribution to Worcestershire County Council for localised improvements to the cycle and walking network and**
- b) **The conditions and informatives set out below:**

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Conditions:

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

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

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

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

- 3) No works or development shall take place until a scheme for surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

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

- 4) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor:

Reason: To prevent pollution of the water environment in accordance with the provisions of the National Planning Policy Framework.

- 5) Prior to the first commencement of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 6) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

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

- 7) 3 car parking spaces shall be provided on the site for the use by the disabled in a location to be agreed in writing by the Local Planning Authority. Such spaces shall be satisfactorily identified and reserved solely for that purpose and shall be made available prior to the developments occupation.

Reason: In accordance with the provisions of the National Planning Policy Framework

- 8) Prior to the first occupation of any unit hereby approved secure parking for 6 cycles to comply with the Council's standards shall be provided within application site and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

- 9) Prior to the first occupation of any unit hereby approved secure parking for 3 motorcycles to comply with the Council's standards shall be provided within application site and these facilities shall thereafter be retained for the parking of motorcycles only.

Reason: To comply with the Council's parking standards

- 10) Prior to the first occupation of any unit hereby approved 1 parking space shall be provided with an electric vehicle charging point and shall be provided within application site and these facilities shall thereafter be retained for the parking of electric vehicles only.

Reason: To comply with the aims and objectives of the National Planning Policy Framework

- 11) The development hereby permitted shall be brought into use in accordance with the submitted travel plan which promotes sustainable forms of access to the site.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

This plan will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

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

- 12) No development shall take an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. Where any encroachment into the Root Protection Area of the trees situated on the northern boundary occurs, a Cell Web No Dig Construction in conjunction with a porous road surface shall be used.

Reason: To safeguard trees which contribute positively to the visual amenities of the area in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

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

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

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

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

- 15) No site clearance, demolition, excavation or development shall take place until full details of tree protection measures (in accordance with BS5837:2012) 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.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

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

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

appropriate references to be inserted here

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

- 17) 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 1 to 4 have been complied with:
1. Ground investigation at the site has identified potential risks from ground gas. A 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.
 2. 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.
 3. 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.
 4. 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.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

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. Required in accordance with the provisions of the NPPF.

- 18) Finished floor levels shall be set at a minimum height of 300mm above the adjacent road level of 93 AOD.

Reason: To ensure that in the event of the site flooding, FFL will be higher than flood water which will escape into the road. Required in accordance with the provisions of the NPPF.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement (Unilateral Undertaking) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Planning Application 2016/238/FUL**Proposed additional bay to existing workshop (including new Bus wash Roof and acoustic fence)****Bus Depot , Plymouth Road, Southcrest, Redditch, B97 4PA****Applicant: Mr Simon Dunn
Ward: CENTRAL****(see additional papers for Site Plan)**

The author of this report is Sarah Willetts, Planning Officer (DM), who can be contacted on Tel: 01527 881607 Email: Sarah.willetts@bromsgroveandredditch.gov.uk for more information.

Members will recall the previous applications at Committee on 9th November 2016 for both the office building and new workshop at this site.

With respect to Application 2016/0238 Members resolved that authority be delegated to the Head of Planning and Regeneration Services to GRANT Planning Permission, subject to the receipt of a satisfactory noise survey and Conditions and informatives. The original Officer report and Update Report for Application 2016/238/FUL are attached at Appendices 1 and 2 for information.

That noise survey has now been received and as a result of its recommendations, the development has been amended to include a new acoustic roof structure and an extension of the proposed acoustic fence. As a result of these additions the matter is being brought back to the Planning Committee for consideration.

Report Update

The report findings are clear; that the wash would not create unacceptable noise issues during the day but as general background noise levels naturally fall in the evening, the open bus wash noise could potentially become more intrusive at these times. The report makes recommendations to ensure the amenities of the neighbouring houses are not disturbed by noise. These include:

1. the extension of the acoustic fence 5m beyond the wash to either side
2. and a new acoustic roof structure

The applicants agent has considered the scheme in light of these recommendations and has now provided details of a new roof for the bus wash for consideration As the roof is

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

development in its own and was not part of the original scheme as considered by Members, this update provides, and is details of the mitigation measures and provides an opportunity to reconsider the conditions previously considered.

The Additional Proposals

The new roof structure is constructed out of insulated panels maximum height of 8m with a sloping roof down to 6.5m is 12.4m long and 12.4m wide open ended to the north and south. The extended acoustic fence running the length of the wash and beyond to both North and South is a total length of 64m.

Design and Appearance

Whilst the acoustic fence and roof structure will be visible its impact will be lessened given the difference in levels of the neighbouring properties (over 5m) and a substantial hedge/tree line separating the properties in Aspell Close and Plymouth Road and it is considered that a refusal on these grounds could not be sustained.

Amenity

Both the fence and the suggested insulated roof shelter over the bus wash now provide mitigation to allow further consideration of a change to the originally proposed condition to restrict both daily activity and hours of operation. The request is that given the mitigation proposed it is now reasonable to consider the full removal of condition originally suggested to limit daily activity as the noise levels have been substantially reduced.

Regulatory services are now satisfied that the enclosure and roof structure will reduce noise however this has to be seen balanced against a request for a new unrestricted 24hour bus wash use adjacent to existing houses. Regulatory services have considered this request and have reservations of a 24hours operation of the wash therefore have suggested a limit on night time hours operation to ensure residential amenity levels are preserved

It is considered that the measures as proposed would now adequately mitigate any noise issues. The Local Planning Authority are satisfied that the combination of these measures (enclosure and acoustic fence) will overcome the previous open wash area with a partial relaxation of the operation of the hours of the bus wash.

RECOMMENDATION

that having regard to the development plan and to all other material Considerations, Planning Permission be GRANTED subject to the following Conditions and informatives:

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

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

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

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

PL 002 C
PL 007 B
PL 008 B
PL 009 A

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

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

Reason: To ensure 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) The finished details of the new bus wash and roof and acoustic fence shall be carried out in accordance with the details as shown in Plan PL002 C Dated 28.11.16 and details contained in Noise Survey Ref NS150 Dated 11.11.16 and shall not be altered without the prior approval in writing by the Local Planning Authority.

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.

- 5) 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 1 to 6 have been complied with:

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

1. *A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.*
2. *Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".*
3. *Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".*
4. *Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.*
5. *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.*
6. *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.*

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

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

- 6) No works or development shall take place until a scheme for surface water drainage has been submitted to, in the form of a full drainage plan, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. If infiltration techniques are used then the plan shall include the details of field percolation tests. The approved scheme shall be completed prior to the first use of the development hereby approved.

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

- 7) No demolition, site clearance or development shall take place until all trees and hedges/shrubs to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

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

- 8) Prior to the commencement of development, details of cycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The details agreed shall be implemented on site prior to the occupation and use of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Reason: In the interests of sustainability and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan.

- 9) The Bus Wash shall not be operational between the hours of 23.00 hrs and 07:00 on any day of the week without the prior written consent of the Local Planning Authority.

Reason: To ensure 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.

Informatives

- 1) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public Highway must be agreed on site with the Highway Authority.
- 3) Drainage arrangements shall be provided to ensure that surface water from the parking / hard surface and / or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

This application is being reported to the Planning Committee because following the resolution that Authority be delegated to the Head of Planning and Regeneration Services to GRANT planning permission (at the meeting of 9th November 2016) the scheme has been amended. As such the application falls outside of the scheme of delegation to officers.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

9th November 2016

Planning Application 2016/238/FUL**Proposed additional bay to existing workshop.****Bus Depot , Plymouth Road, Redditch, B97 4PA, ,****Applicant: Mr Simon Dunn
Ward: CENTRAL****(Site Plan attached)**

The author of this report is Sarah Willetts, Planning Officer (DM), who can be contacted on Tel: 01527 881607 Email: Sarah.willetts@bromsgroveandredditch.gov.uk for more information.

Site Description**Site Description**

This site lies south of the main bus station area of the Kingfisher Shopping centre. There is a bank running around the site to three sides which varies in height. Station Way and Oakly Road are located to the east and Aspull Close and Plymouth Road to the west. It is understood that the site was originally sidings for the railway line that used to continue towards Redditch Train Station to the North. The site is east of Plymouth road with a vehicular access at the Northern end of the site. This access serves both the application site and the access to the 'Hub' at the main centre.

Presently the site is used as a bus depot for 'Diamond' Buses with an offices/staff facilities and, workshop and wash. The site provides vehicle storage when not on duty and also serves for staff working at the site.

The site lies just outside the main central area of Redditch Town centre identified as the peripheral area.

Relevant Policies :

CS02 Care for the Environment
CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design

Borough of Redditch Local Plan No.3:

CS01 Prudent Use of Natural Resources
EEMP01 Employment Provision
EEMP02 Design of Employment Development
ETCR01 Vitality and Viability of the Town Centre
ETCR03 Peripheral Zone

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

9th November 2016

CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 23: Employment Land Provision

Policy 25; Development outside Primarily Employment Areas

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

2016/237/FUL	Demolition of existing single storey offices and erection of 2 storey resided offices.	
2016/261/FUL	Removal of bank and reduce level to highway level and Change of Use from Residential G3 to Sui Generis Bus Depot".	
2003/047/FUL	Portacabin To Use As An Office Engineers Mess Room And Storage	19.03.2003
2000/133/FUL	Erection Of Bus Operators Office Facilities	24.05.2000

Consultations**Highway Network Control**

No objections

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**9th November 2016

Contaminated Land- Worcestershire Regulatory Services

No objections - subject to conditions

North Worcestershire Water Management

No objections subject to conditions

Arboricultural Officer

No objections subject to protection measures and proximity to fuel tank via conditions

North Worcestershire Economic Development And Regeneration

No Comments Received To Date

Public Consultation Response

2 comments received raising concerns over the development

Previous bus company installed glazed units to homes. Buses are noisy concerned that this is all day and night. Drivers block the road and make Oakly Road dangerous and do not respect priority road/signage arrangements

Concerned that gas tank and bus wash are in close proximity to boundary and ownership concerns. Concerned over fire risk from development and associated noise possible spray in windy conditions and loss of amenity to property which have lived in over 30 years.

Assessment of Proposal**Principle**

This application should be read in conjunction with 2016/237/FUL. The site has been operating as a bus depot for over just over 16 years, albeit part of this time by a different operator. There is no objection in principle to this site continuing as a depot as the site already has consent. The site lies within the peripheral area where mixed development is considered acceptable. The site is located in a highly sustainable location adjacent to public transport and town centre facilities which encourage access to sustainable choices of transport facilities. The location of the proposed consolidation/redevelopment of the bus depot would not compromise the viability of the town centre. (The changes proposed represent a consolidation of the 'Diamond Bus operation to just one site from the site currently at Church Hill). The development would ensure compliance with your saved policy E(TCR)3.

Design and Appearance

The new facilities will provide a kitchen, office and associated rest room facilities above the new extended bus maintenance/store building. The Building will in effect be located towards the centre of the site , thus avoiding any sensitive boundary with Oakly Road. The design of the new facility is again a simple framed building with a shallow sloping

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**9th November 2016

roof and the finish proposed is for cladding materials. Members will note that the resulting materials may in this instance be adequately controlled by the imposition of suitable conditions. The façade towards Oakly Road and Station Way has no window openings with pedestrian access to the western side and vehicle access (south) through the shutter door.

The new building will lead to a relocation of the wash and fuel tank within the site towards the western boundary. The design of the new building is considered functional and effective in its surroundings the tank and final bus wash design may be controlled by the imposition of suitably worded conditions therefore the proposal is considered to comply with the provisions of policy B(BE)13 of the Saved Redditch Borough Local Plan 3 and Policy 39 of the emerging Borough Plan 4.

Access/Parking

Again the main entrance to the site will remain unchanged the resited office (under reference 2016/237/FUL) will provide an improved layout to the site. 8 car parking spaces will be provided on the site of the existing office and a further 22 will be allocated along the boundary on the eastern boundary giving a total of 30 spaces. The finished parking surface layout and spaces including cycle provision may be adequately controlled by condition (see 2016 237/FUL)

Amenity

The new building proposed will be located alongside the existing workshop facility and the appearance of the building will be read alongside the existing building which is considered acceptable in this instance.

It is noted regarding the concerns regarding the operation of the facility however these concerns mainly relate the use of the road and access arrangements along Oakly Road. The issue of noise has been raised however given the location of the new building is over 14 m away from the boundary behind the existing maintenance building set at a lower level the properties in Oakly Road. For these reasons it is considered that any noise will be adequately contained within the site and no additional mitigation measures will be required in this instance.

Concerns is also raised with regard to the resited bus wash and full tank however the final design and appearance of these may be adequately controlled by the imposition for conditions to ensure that they do not lead to any loss of amenity for the neighbouring properties and restrictions for the hours of operation of the bus wash. .

Landscaping

As stated in application 2016/237/FUL there is a strong boundary of trees and shrubs running around the boundary of the site and in the neighbouring site. It appears from the proposed plans that these shall be retained. These trees and shrubs will help provide a softening appearance to the development. Whilst not protected by any preservation

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

9th November 2016

orders conditions are recommended to ensure these are protected as part of the development.

Other Issues

Concerns have been raised regarding land ownership however the Local Planning Authority are satisfied that the development is being carried out on land within the applicants control and the appropriate ownership certificate has been signed.

The associated impacts of the development have been considered and may be adequately controlled by condition to ensure the protection of the amenities of neighbouring properties is maintained for the current or any future occupiers.

Conclusion

The application proposal is considered to be in a sustainable location, making use of an existing site and subject to conditions would be considered acceptable.

RECOMMENDATION:

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

Conditions

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

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

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

PL 002	B
PL 007	B
PL 008	B
PL 009	A

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**9th November 2016

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

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

- 4) Prior to the commencement of development finished details of the bus wash and fuel tank (in the form of colour and finish) to be 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.

- 5) 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 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**9th November 2016

Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
5. 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.
6. 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.
7. 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

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

9th November 2016

runoff treatment. If infiltration techniques are used then the plan shall include the details of field percolation tests. The approved scheme shall be completed prior to the first use of the development hereby approved.

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

- 7) No demolition, site clearance or development shall take place until all trees and hedges/shrubs to be retained on the site and around the boundaries of the site have been protected in accordance with the specification set out in British Standard BS:5837 2005: Guide for Trees in relation to Construction, and such protection measures shall remain in situ for the duration of the development and in accordance with Policies B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No.3.

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

- 8) The operation of the bus wash shall be limited to between;
0800 to 1800 hours Monday to Friday
0900 to 1200 hours Saturdays
and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity

- 9) Prior to the occupation of the development, details of cycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The details agreed shall be implemented on site prior to the occupation and use of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan.

- 10) No works or development shall take place until a scheme for surface water drainage has been submitted to, in the form of a full drainage plan, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. If infiltration techniques are used then the plan shall include the details of field percolation tests. The approved scheme shall be completed prior to the first use of the development hereby approved.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**9th November 2016

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

Informatives

- 1) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 2) THIS PERMISSION DOES NOT AUTHORISE THE LAYING OF PRIVATE APPARATUS WITHIN THE CONFINES OF THE PUBLIC HIGHWAY. The applicant should apply to Worcestershire County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
- 3) Drainage arrangements shall be provided to ensure that surface water from the parking/hardsurface and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Procedural matters

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

9TH NOVEMBER 16 PLANNING COMMITTEE REPORT

APPENDIX 2

Planning Cttee – 9th November 2016

UPDATE REPORT

2016/238/FUL Bus Depot , Plymouth Road

Further Neighbours Comments received-

We have lived by the bus station for 30 years and have accepted the noise generated and have had no problems, but feel on this occasion, we must lodge an appeal, as to the siting of the bus wash and fuel tank, which are both close to the border of our property. With the added work which will be coming from the Church Road site, hence the application for an additional workshop bay, activity is going to increase, thereby causing extra noise and pollution. At present the existing bus wash and fuel tank is far enough away to have not caused any problems.

With the new location of the bus wash and fuel tank we are concerned about the noise levels generated, environmental issues, contamination and health issues from the fumes of diesel when buses are being filled etc etc. There is nothing known about the size of the fuel tank and the bus wash appears not to be enclosed within a building as it is at present, so the full impact and implications are not known.

Whilst we appreciate there is a business to be run, with a two acre site, is it necessary to place the fuel tank and bus wash so close to the boundary lines as to risk impacting the well being not only for ourselves but for the occupants of three of the six new properties [please study planning ref 2014/237/ful as to their proximity] when the south end of the site is bordered by either allotments or very long gardens, so would not impact anyone at all.

Regulatory Services – (Verbal) Aware that fuel tank and new wash are shown on the plan. Did not originally comment on the layout in general as the wash is/was contained within the building.

No detail of either. Fuel tanks are covered by separate legislation in connection with fuel storage on sites and is covered by The Control of Pollution (Oil Storage) (England) Regulations 2001 . This ensures distances from boundaries and bunds enclosures as required. Satisfied that this is dealt with as above.

Regulatory Services would not normally request additional surveys as also note the levels around the site but new external wash in this location should have an appropriate Noise assessment carried out in accordance with BS4142 and conditions are applied appropriately as required.

Members will note the additional neighbour comments and further commentary from Regulatory Services. The applicant has already commissioned a noise assessment and subject to receipt of a noise assessment, no adverse results and a satisfactory response from regulatory services that the Recommendation being changed as follows:

RECOMMENDATION:

That subject to the receipt of a satisfactory noise survey that authority be Delegated to the Head of Planning and Regeneration Services to Grant Planning Permission subject to conditions and any further informatives.

Members should note that the reason for bringing the application to Committee as shown on their agenda pack is incorrect. Please see corrected reason below;

Procedural matters

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

9TH NOVEMBER 16 UPDATE REPORT

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

Planning Application 2016/248/FUL**Proposed development of twelve business units (Class B1, B2, and B8 use)****Land At , Enfield Industrial Estate, Hewell Road, Enfield, Redditch, Worcestershire, B97 6BY****Applicant: Mr D Ellis
Ward: ABBEY****(see additional papers for site plan)**

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

Site is located at the junction of the Enfield Industrial Estate and Hewell Road. Former buildings that occupied the site related to The Enfield Manufacturing Company. The factory buildings were in a dilapidated condition and have recently been dismantled. The remaining building on site is the red brick building Enfield House which will form part of the overall scheme.

Proposed Description

Development involves the erection of 11 units. 6 of which are starter units with an approximate floor area ranging from 103 to 145 sq m. These units would be served off the Enfield Industrial Estate with communal car parking provided in front. 5 larger units (310 sq m) would be located towards the back of the site and face Hewell Road with communal car parking provided in front of them. The design of these units would be simple and be finished with silver micro rib cladding and brickwork.

Enfield House would be retained and refurbished. All the units within the scheme would be used for B1, B2 or B8 use.

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

EEMP02	Design of Employment Development
EEMP03	Primarily Employment Areas
BBE11	Buildings of Local Interest
BBE13	Qualities of Good Design
BBE14	Alterations and Extensions
BBE20	Public Art

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

Policy 3:	Development Strategy
Policy 19:	Sustainable travel and Accessibility
Policy 20:	Transport Requirements for New Development
Policy 22:	Road Hierarchy
Policy 24:	Development within Primarily Employment Areas
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

2012/265/FUL	Erection of 9 no. dwellings	Refused	27.11.2012
2015/161/FUL	Proposed Development of 5no. Business Units for Class B1, B2 or B8 use	Approved	29.09.2015

Consultations**Contaminated Land- Worcestershire Regulatory Services**

Given the previous history of the proposed site as the Royal Enfield Motorcycle works and as a plating works there is the potential for contamination to be present, therefore WRS recommend a condition is applied to any planning permission granted to ensure the site is safe and suitable for use.

North Worcestershire Water Management

Recommend conditions

Highway Network Control

Recommend conditions.

North Worcestershire Economic Development and Regeneration

Support proposal.

Crime Risk Manager

No objections or comments regarding this application,

Public Consultation Response

1 letter of comment - Querying the intended uses of the buildings, and potential operation of the units 24 hrs. / 7 days a week, although the writer has not had problems living opposite the Industrial Estate since 2012.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Assessment of Proposal

The proposed development is within an area designated for Primarily Employment Uses in the Borough of Redditch Local Plan No. 3 and Emerging Local Plan No.4. Therefore, the principle of the development is considered to be acceptable in this location.

A contemporary approach has been applied to the scheme and whilst the buildings are simply designed, quality materials are proposed to enhance the appearance of them.

Members will be aware of the historical links the site has with the motorbike industry and that The Enfield Manufacturing Company was one of the pioneers of individual motorised transport. In 1893, the name The Enfield Manufacturing Company Ltd was registered and by 1901 they had produced their first motorcycle. The name occupies a proud position in British motoring history and played an important part in the history of Redditch as a manufacturing base.

The main factory buildings were beyond economic reuse and have recently been demolished, however, the brick built office is in good condition and relatively unaltered. The applicant has recognised this and as such retained the brick building and incorporated it within the scheme. Officers consider that the proposed development in terms of its design and use would be acceptable complying with policies in the Borough of Redditch Local Plan No. 3 and emerging Local Plan No.4.

The intention of the applicant is to maintain the historical link with The Enfield Manufacturing Company. A blue circular sign that had been erected on site in 2001 informing the public of the site's manufacturing history, has been used for selfie purposes by Royal Enfield enthusiasts who visit Redditch to pay homage to the site. Due to recent works taking place on site, the applicant has temporarily removed the sign but fully intends to relocate it back on site as part of the development.

When officers visited the site, it was noted that locally cast iron columns were used to support the original factory structure. The columns had the word 'Redditch' embossed on them and as such are unique to the site and area generally. Officers have negotiated with the applicant that these columns be used as part of the overall development in some way either as new signage/lampposts/public art. Plans submitted indicate a potential location for a Royal Enfield Sculpture in front of Enfield House. An appropriate condition is proposed to ensure that these columns are used in some way or form as part of the overall development.

Overall responses from consultees support the scheme; comments have been submitted by a member of the public in relation to the potential hours of operation. However, bearing in mind that the site is located within a Primarily Employment Area as designated in the Local Plan it would be unreasonable to restrict hours of operation on the potential occupiers. It is considered that due to the location of the units and the positioning of the

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

service doors, it is unlikely that the development would have a detrimental impact on the amenities of the neighbouring occupiers.

RECOMMENDATION:

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

Conditions

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

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

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

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

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

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

- 4) The development hereby approved shall be used for purposes that fall within class B1, B2 or B8; of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.

Reason:- To define the terms under which permission for this development is granted and in accordance with Policy E(EMP)3; of the Borough of Redditch Local Plan No.3.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

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

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

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

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

- 7) Prior to the commencement of development full details shall be submitted to and approved in writing by the Local Planning Authority of a design that utilises the 'Redditch' cast iron columns that originated from the site to be used for signage/lampposts/public art purposes. The approved details shall be implemented on site before the development is first brought into use, or a date to be agreed between the applicant and Local Planning Authority.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy B(BE).20 of the Borough of Redditch Local Plan No.3.

- 8) Prior to the commencement of development details defining the proposed repositioning of the blue circular Royal Enfield information sign shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site before the development is first brought into use.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy B(BE).20 of the Borough of Redditch Local Plan No.3.

- 9) The development hereby permitted shall not be brought into use until visibility splays have been provided on each side of the proposed access onto Hewell Road on a line joining a point 2.4 metres back from the nearside edge of the adjoining carriageway measured along the centreline of the access, to a point 43 metres in each direction measured along the nearside edge of the carriageway from the

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

centre of the new access. Nothing shall be planted, erected and/or allowed to grow which exceeds a height of 0.6metres on the triangular area of land so formed in order not to obstruct the visibility described above.

Reason: In the interests of highway safety.

- 10) The development hereby permitted shall not be brought into use until 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.

- 11) Prior to the use of the application site the existing vehicular access onto the adjoining highway shall be permanently closed. Details of the means of closure and reinstatement of this existing access shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on the development hereby approved.

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

- 12) The development hereby permitted shall not be brought into use until the access, turning area, cycle parking 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.

- 13) The development hereby permitted shall be brought into use in accordance with the submitted travel plan which promotes sustainable forms of access to the site. This plan will be implemented and updated in agreement with Worcestershire County Councils Travel plan co-ordinator.

Reason: To reduce vehicle movements and promote sustainable access

- 14) Prior to the first occupation of any commercial unit hereby approved a delivery vehicle management plan shall be submitted to and approved in writing by the Local Planning Authority. Delivery arrangements shall be provided in accordance with this plan thereafter.

Reason: In the interests of managing the Local Highway Network

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

- 15) 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 1 to 6 have been complied with:
1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.
 2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
 3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".
 4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 5. 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.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

6. 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.
7. 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.

- 16) No works or development shall take place until a scheme for surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

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

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) No work on the site should be commenced until engineering details of the improvements to the Public Highway have been submitted to and approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

- 3) The applicants attention is drawn to the requirement that, in all cases where an agreement under Section 278 of the Highways Act 1980 is entered into, the street lighting will be designed by the developer of the site in accordance with the design brief agreed with the Highway Authority and their design shall include any necessary amendments to the existing system. The design brief should be discussed with the Highway Authority prior to the commencement of the design.

Procedural matters

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

Planning Application 2016/275/FUL**New agricultural vehicular access and track****Land Adjacent To Rookery Cottage, Droitwich Road, Feckenham, Worcestershire****Applicant: Mr & Mrs Neil Hodgkins**
Ward: Astwood Bank and Feckenham**(See additional papers for site plan)**

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

Site Description

The application site is situated in the open countryside within the Parish of Feckenham. It is a rural location along the Droitwich Road (B4090), which has a 60mph speed limit where the proposed access would be located. The proposed access and track would be located between two existing dwelling houses: Rookery Cottage and The Elms. It would break through part of the existing hedgerow that fronts onto the Droitwich Road and the track would go through the first field; which is an old orchard, to provide access to the agricultural fields to the south and east of Rookery Cottage.

These agricultural fields make up the agricultural holding connected to Rookery Cottage. The holding comprises approximately 19 acres; 6 acres of which are designated as a Site of Special Scientific Interest (SSSI). Other parts of this land are also designated as a Local Wildlife Site, which is a non-statutory designation.

The only access onto this land currently is through the residential driveway of Rookery Cottage, which is the adjacent dwelling house owned by the applicant. This driveway is only 3 metres wide for a distance of some 25 metres. There is a gap in the hedge at the end of the driveway, directly opposite the cottage. This gap leads to the old orchard, which then provides access onto the agricultural fields to the south and east of Rookery Cottage.

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

BRA02 Housing in the Open Countryside Outside the Green Belt
BBE13 Qualities of Good Design

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Policy 9: Open Country Side
Policy 16: Natural Environment
Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations**Landscape & Countryside Manager**

No objections providing the remaining Ash (T1) and Pyrus (T3) are retained and afforded full protection in accordance with BS5837:2012.

Highway Network Control

Comments received 6.10.2016

I have no highways objection to the proposed access, the applicant has provided above the minimum distance recommended for the visibility splays but not the desirable distances. In this instance the distances provided are acceptable.

Recommends that any permission which the District Planning Authority may wish to give is subject to conditions.

Comments received: 26.10.2016

WCC take the last 5 years into consideration when looking at planning applications; there has been 1 accident in the last 5 years (not near proposed access) which was highlighted to you in my earlier email.

The accidents which have been highlighted on the WCC website by the residents objecting are over 5 years old and would not have been taken into consideration.

I am happy with my highway comments; No Highway Objection subject to the conditions recommended are taken on-board.

I would also like to add this access is only for agricultural use (agricultural vehicles only) and this should not be used as a residential vehicular access.

Feckenham Parish Council

No comment

Kernon Countryside Consultants

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

From my understanding the present access was never intended to be used by agricultural machinery. Due to changing circumstances and an old access being severed from the land to the south of the old orchard through different ownership the use of the existing access has come about.

Access is gained to the agricultural land through a field gate in a hedge opposite the residential property. There are certain types of farm machinery that this access is simply not suitable for such as bale trailers. It is also claimed that larger farm machinery has to reverse out onto the main road which is dangerous for both the farmer and other road users.

I believe the proposed access is justified in agricultural terms as the land to the south cannot be fully utilised or effectively farmed unless access is possible for most types of farm machinery. It is my view that the existing access is not suitable for most types of farm machinery and there is no other access to the land that could be utilised.

Both in terms of practicality and safety the close proximity of the existing access to the residential property, in my opinion, make the track unsuitable. Certain times of year such as late summer will give rise to increased farm traffic which is likely to conflict with the residential use of the track.

Taking all factors into consideration, I believe the proposed access track is agriculturally justified.

Public Consultation

1 Neighbour Letter was sent out on 26.09/2016 (expired 17.10.2016)
Site notice posted 05.10.2016 (expired 26.10.2016)

2 letters of objection have been received from neighbouring properties, both of these letters raised objection on Highway Safety grounds.

Assessment of Proposal**Introduction**

The agricultural fields to the south and east of Rookery Cottage were originally part of a larger agricultural unit and access to this land was gained from a vehicular access further along Driotwich Road towards Feckenham. The need to use the driveway of Rookery Cottage to access these agricultural fields for farm vehicles and machinery is a use that has only come about following the severance of the larger agricultural unit through different ownership.

The applicant's agricultural justification sets out that the existing access via the driveway of Rookery Cottage is not suitable for agricultural vehicles or machinery due to their size.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

They are therefore proposing to create a new agricultural access and track from the Droitwich Road (B4090) into and across the old orchard to provide access to the agricultural fields to the south and east of Rookery Cottage, part of which is a SSSI. The proposed access would enable the applicants to operate a small holding with livestock and maintain the SSSI and meet the SSSI land management obligations.

The first section of the proposed access to the gate would be 5 metres wide by 15 metres long, to allow vehicles to safely pass each other off the main highway. Beyond the gate it is proposed to reduce the track to a gravelled track suitable for agricultural vehicles.

Principle of Development

Both the current local plan and the emerging local plan set out that development in the Open Countryside will not be permitted except where it is: clearly necessary for the purposes of agricultural or forestry and cannot be sited in a settlement.

Kernon Countryside Consultants have assessed the information provided with the application and in particular the agricultural justification. From this, they have concluded that the proposed access is justified in agricultural terms as the land to the south cannot be fully utilised or effectively farmed unless access is possible for most types of farm machinery. They considered that the existing access is not suitable for most types of farm machinery and there is no other access to the land that could be utilised.

It is therefore considered that the proposed development is acceptable in principle.

Highways

Objections have been received from 2 neighbouring properties regarding highway safety. Raising concerns regarding the speed of the road and the number of accidents and near misses that already occur along this stretch of road.

Worcestershire County Council Highways Department have set out that the applicant has provided the minimum distance recommended for the visibility splays, but not the desirable distances. However in this instance Worcestershire Highways have confirmed that the distances provided are acceptable.

Following the objections received from the neighbouring properties, Highways further looked into the proposal. They confirmed that they take the last 5 years into consideration when looking at planning applications; and in that time they have confirmed that there has been 1 accident on this road, not near to the proposed access.

As such they have confirmed that they have no objection to the proposal, subject to conditions.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Conclusion

Overall therefore, it is considered that the proposed development would accord with the provisions of policies in the local plan and it is recommended that the proposal would be acceptable.

RECOMMENDATION:

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

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

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

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

Drawing No. 7830-A-100- Location Plan
Drawing No. 7830-A-200- Proposed Site Plan
Drawing No. 7830-A-600- Visibility Splay

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.

- 3 All trees on site shall be afforded full protection in accordance with BS5837:2012 throughout any ground or construction works on site.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 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 195m to the left and 171 m to the right along the nearside edge of the adjoining carriageway. 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.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Reason: In the interests of highway safety.

- 5 Before any other works hereby approved on the application site are commenced, the new entrance shall be set back 2 metres from the rear of the adjoining footway. On each side of the set back entrance splays shall be formed at an angle of 45 degrees with the highway boundary and the whole of the splayed areas shall be graded and cleared so that no part thereof exceeds a height of 0.6m above the relative level of the adjoining carriageway.

Reason: In the interests of highway safety.

- 6 The agricultural access and track hereby approved shall not be brought into use until the access 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.

- 7 The proposed access and track hereby approved shall be constructed in a bound material for at least the first 10 metres, measured back from the carriageway edge.

Reason: In the interests of highway safety

- 8 The proposed access gate shall be set back at least 10 metres from the adjoining carriageway edge, and shall be made to open inwards only. It shall be maintained as such in perpetuity.

Reason: In the interests of highway safety.

- 9 Details of the boundary treatment, including: the proposed gate, fencing and new hedge shall be submitted to the Local Planning Authority for approval prior to it being installed. The gate and or fence shall then be installed as per the approved details prior to the first use of the access and any proposed hedge shall be planted as per the approved details by the end of the planting season following the first use of the access.

Reason: To protect the character and appearance of the local area.

- 10 The proposed access shall only be used by agricultural vehicles in connection with the land to the south and east of Rookery Cottage (shown on Drawing No. 7830-A-101) and for no other purpose, including as a residential access to Rookery Cottage.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Reason: To define the permission and in the interests of highway safety.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The applicant is advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds when carrying out these works.
- 3) Before you create the new access you will need to formally apply for consent from North Worcestershire Water Management (NWWM) for any new culvert or bridge in or over the ditch. For more information please contact NWWM on enquiries@nwwm.org.uk.
- 4) The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.
- 5) Drainage arrangements shall be provided to ensure that surface water from the approved access and track does not discharge onto the Public Highway. No drainage or effluent from the proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.

Procedural matters

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Planning Application 2016/282/FUL**Construction of 6 one bedroom apartments****Land Adjacent to 84 Oakly Road, Southcrest, Redditch, Worcestershire, B97 4EE****Applicant: Mr Patrick Durkan**
Ward: CENTRAL**(see additional papers for site plan)**

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

Site Description

Oakly Road lies within an area designated as the Town Centre Peripheral Zone in the Borough of Redditch Local Plan No 3. The site is a vacant piece of land which lies between 84 and 86 Oakly Road. To the rear of the land lies the Redditch Bus Depot, this, in relation to the land, lies at a lower level.

Proposal Description

Permission is sought to construct a two and half storey building to accommodate six one bedroomed self-contained units. These will be accessed off a communal staircase. The building has been designed to be sympathetic to those around, both in scale and massing. The design is traditional in style following the character of the area.

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

BBE13 Qualities of Good Design

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

Emerging Borough of Redditch Local Plan No. 4

Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

SPD Open Space Provision

Worcestershire Waste Core Strategy (WWCS)

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Consultations**Highway Network Control**

No objection subject to conditions and informatives

Contaminated Land- Worcestershire Regulatory Services

No objection

Public Consultation Response

4 objections received raising the following concerns:

- Lack of car parking on Oakly Road
- Over intensive development
- Loss of light

Assessment of Proposal**Principle of development**

The site is within a very short walking distance of the bus station, train station and the shopping centre, hence this is considered to be a sustainable location for a residential development.

Layout, appearance and impact upon amenities

The proposed building would comprise of two and half storeys and has been sympathetically designed in relation to the character of the street, which comprises a mixture of traditional semi-detached, terraced and detached dwellings and would follow the existing established ridge and eaves heights of Oakly Road. The location of the proposed windows is such that there will be no overlooking of neighbouring properties, or effect on their amenity. Further, your officers are satisfied that no loss of light to adjacent properties would occur. As such, the proposals would comply with the provisions of Policies B(BE).13 and B(HSG).6 of LP.3.

Highway Matters

Regard has been given to the objections which have been received in relation to the lack of car parking on Oakly Road. However, the site lies within the Town Centre Peripheral Area where there is no requirement for provision of car parking spaces due to the proximity of the site to the bus station, train station and the Town Centre. The Highways Officer has been consulted and has raised no objections to the scheme.

Planning obligations

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

- Contributions towards open space and playing pitches, due to increased demand/requirements from future residents, are required in compliance with the SPD
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy

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

Conclusion

The proposal is considered to accord with national and local policy criteria. Having regard to all other material considerations this application is considered to be acceptable. Approval of this application would meet some of the demonstrated housing need in the Borough which is considered to outweigh the need to retain a vacant plot of land. No other issues have been identified to outweigh this.

Subject to the satisfactory completion of the planning obligation, this application can be recommended for approval

RECOMMENDATION:

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

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

and

- b) Conditions and informatives as listed below:**

Conditions:

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

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

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

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

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

Drawing Numbers: 2458_001 Rev A, 22458_003 Rev D

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

- 4) Prior to the commencement of development, details of cycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The details agreed shall be implemented on site prior to the occupation and use of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan.

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 attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
- 3) This Permission Does Not Authorise The Laying Of Private Apparatus Within The Confines Of The Public Highway. The applicant should apply to Worcestershire

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

County Council for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.

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

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 761160 or email : worcestershirevehicle.crossing@ringway.co.uk

Procedural matters

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

**PLANNING
COMMITTEE**14th December 2016

Planning Application 2016/294/FUL**Single storey rear extension, two storey side extension with attached double garage to side and front of property.****1105 Evesham Road, Astwood Bank, Redditch, B96 6EB****Applicant: Mr & Mrs Colin Taylor
Ward: ASTWOOD BANK AND FECKENHAM****(see additional papers for site plan)**

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

Site Description

The application relates to a detached dwelling to the eastern side of Evesham Road, Astwood Bank.

Proposal Description

Planning permission is sought for a two storey side/rear extension with integrated double garage to the front elevation.

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

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions to dwellings

Emerging Borough of Redditch Local Plan No. 4

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

PLANNING COMMITTEE

14th December 2016

Relevant Planning History

2016/191/FUL	Rear full height extension with room in roof, raised rear patio and amended porch elevation, new front entrance ramp and cloakroom.	Approved	02.08.2016
--------------	---	----------	------------

Public Consultation Response

Two representations have been received raising concerns which are summarised as follows:

- The close proximity of the dwelling (as extended) to number 1103 would result in harm to the character of the area. Gaps between dwellings which currently exist would be lost
- Proposal represents an over-development of the site
- The extensions would be overshadowing; overbearing and out of scale compared to existing buildings in the area

Assessment of Proposal

The application site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions where the proposals respect the character of the surrounding area and where the development proposed does not impinge upon the amenities enjoyed by the occupiers of nearby residents.

The proposed extensions are considered to be proportionate additions and would be constructed of matching materials (brick walls under a tiled roof) which would complement the original dwellinghouse.

The extension would be visible in the street-scene. However, the property has a relatively large front garden and is set back from the road frontage, reducing its prominence. The proposed garage aspect of the development would extend from the front, principal elevation, but would not be harmful to the existing street-scene in the opinion of your officers who have noted that a number of properties in the vicinity of the site have been extended in a comparable manner.

Your officers consider that the amenities enjoyed by occupiers of nearby properties would not be prejudiced by granting consent for the extensions proposed.

**PLANNING
COMMITTEE**14th December 2016

RECOMMENDATION:

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

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

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

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

Drawing no. P-02 Rev D - Existing and proposed plans and elevations

Drawing no. P-04 Rev A - Existing and proposed site and location plans

Q11 of the planning application outlines the materials to be used for the proposed works.

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

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

Planning Application 2016/317/FUL**Change of use of the first floor from a taxi office (Sui Generis) to a use ancillary to the ground floor hot food takeaway (Class A5). Installation of extraction/ventilation equipment in association with the takeaway.****37 Unicorn Hill, Town Centre, Redditch, B97 4QR,****Applicant: Hotcha Ltd
Ward: ABBEY****(see additional papers for site plan)**

The author of this report is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 ext.3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

Site Description and Proposal

The application site is an existing unit on the south side and towards the eastern end of Unicorn Hill. Vine Street lies to the rear of the unit offering access to the private parking area to the rear of the site. The unit is a two storey building of a simple block design which likely dates back to the 1960's. The site falls within Redditch Town Centre but outside of the 'Retail Core', and does not form part of a Conservation Area.

The first floor of the unit was previously used as a taxi office, which is considered a sui generis use and the currently vacant ground floor was previously used as a Class A5 hot food takeaway.

This application seeks planning permission for the change of use of the first floor from a taxi office (Sui generis) to a hot food takeaway (A5) in order for the first floor to be used in association with the existing ground floor takeaway below. The proposed use of the first floor would be for a staff changing area and for the provision of refrigeration/freezer and storage facilities.

The proposal also includes the installation of extraction and ventilation equipment in association with the takeaway.

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

BBE13 Qualities of Good Design
ETCR01 Vitality and Viability of the Town Centre
ETCR06 North West Quadrant
ETCR12 Class A3, A4 and A5

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

Emerging Borough of Redditch Local Plan No. 4

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

Policy 33: Use of Upper Floors

Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

2016/322/ADV	1 no. Fascia Sign (internally illuminated) 1 no. Projecting sign (internally illuminated) 2 no. Low level frosted vinyl to shopfront glazing	Approved	30.11.2016
1998/048/FUL	Continued Use Of Part Of The Front Area Of The First Floor As A Hackney Carriage Administration Office	Approved	23.03.1998
1996/045/FUL	Hackney Carriage Administration Office	Approved	29.05.1996
1994/212/FUL	Extension To Restaurant To Form Store	Approved	12.07.1994
1994/213/ADV	Advertisement - Illuminated Shop And Projecting Sign	Approved	19.08.1994

Consultations**Town Centre Co-ordinator**

Verbal response that the proposal is acceptable

Highway Network Control

I have no highway objections to the proposed change of use of the first floor from a taxi office (Sui Generis) to a hot food takeaway (Class A5) and the amalgamation with the ground floor takeaway; installation of extraction/ventilation equipment in association with the takeaway.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Worcester Regulatory Services- Noise, Dust, Odour & Burning

14.11.2016 WRS has received a request for comments on the above application. Comments for noise and odour are as follows.

The application is for change of use of the first floor from a taxi office to a hot food takeaway and the amalgamation with the ground floor takeaway; installation of extraction/ventilation equipment in association with the takeaway.

Plans have been submitted (Drawing Ref: HOTCHA-Redd-004-03) which show the proposed layout of the extraction system. However no details are provided as to the type and function of the proposed takeaway, nor sufficient details of the proposed kitchen exhaust system whose components can demonstrate that adequate control of the noise and odour will be achieved. I am therefore unable to pass comments until details of the proposed kitchen exhaust system are submitted.

An application should ideally have as a minimum the format contained in "DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" and all applications should follow this format. In particular reference should be made to Annex B Information Required To Support Planning Application For Commercial Kitchen and Annex C: Risk Assessment for Odour.

Follow up comments received 30.11.2016 I have reviewed the documentation provided for the kitchen extraction/ventilation system and find that it is acceptable.

Also for your interest the risk assessment contains the information that the takeaway will be undertaking Chinese cooking. The type of cooking is important for the design of the extraction system as different types of cooking produce different odour/grease loadings and it is for this reason that we request the type of cooking.

Worcester Regulatory Services- Licensing (Food And Drink)

No Comments Received To Date

Public Consultation Response

No responses have been received

Assessment of Proposal

The proposal would be located within Redditch Town Centre designated by Policy E(TCR).1 of Adopted Local Plan No.3 and Policy 31 of Emerging Local Plan No.4. Both of these local policies are reflective of the NPPF in ensuring the vitality of town centre locations.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Policy E(TCR).12 states that development of premises for A5 uses in the Town Centre will be granted where a number of criteria are met. Most importantly in this case are the impact of the proposal on the amenity of the area and the provision of adequate parking and servicing facilities.

Officers are mindful that there are no residential properties in close proximity of the site and that the first floor neighbouring units are commercial in nature. In addition to this Policy 33 of the emerging Local Plan no. 4 recognises the benefits of occupying vacant upper floors and promotes this within Town Centre locations such as this.

Worcestershire Regulatory Services (WRS) have not raised concerns in respect of the opening hours that have been proposed by the applicant. Given the similar opening hours that have been afforded to nearby A5 units, and again that there are no adjacent residential uses, it is considered that no harm to amenity would arise from this.

Details of the extraction and ventilation system were also considered acceptable by WRS in terms of being adequate for their function. Due to the presence of other similar features within this area and that there would be limited visibility of the equipment from a public viewpoint, the addition of the extraction and ventilation system to the rear of the building is not considered to harm the visual amenity of the area.

No objections have been raised by County Highways in respect of the proposal. It is noted that although there is no parking directly outside of the unit, the site is within a sustainable Town Centre location where there are opportunities to park in nearby public car parks or use public transport. There is also provision to the rear for bin storage and parking to be used by delivery vehicles.

Conclusion

The proposed A5 use is acceptable in principle in this town centre location and no material planning considerations have been raised which would justify withholding consent.

RECOMMENDATION:

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

Conditions:

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

Reason: To comply with National Legislation

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Site Location Plans - drawing no. HOTCHA-REDD-004-04

Proposed Extract - drawing no. HOTCHA-Redd-004-03

Bin and Parking Location Plans - drawing no. HOTCHA-REDD-004-02

Proposed Layout - drawing no. HOTCHA-Redd-004-01

External Elevation - drawing no. HOTCHA-Redd-004-00

Extraction Details - document title 37 Unicorn Hill, Redditch extraction/supply specifications

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) The use hereby approved shall only open to the public between the hours of 11am - 11pm Monday to Sunday including Bank Holidays.

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

Procedural matters

This application is reported to Planning Committee for determination because the application is for a proposed A5 use and therefore falls outside the scheme of delegation for Officers.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Planning Application 2016/320/FUL

Retrospective change of use from Class A1 (Shops) and Class B1(a) Offices to Class C3 (Dwelling houses) use including a rear extension and alterations to form 4 no. self-contained flats. Minor elevational changes to approved planning application 2015/261/FUL.

Victoria House, 10 - 12 Feckenham Road, Astwood Bank, Worcestershire, B96 6DS,

**Applicant: Mr David Broadbent
Ward: ASTWOOD BANK AND FECKENHAM**

(see additional papers for site plan)

The author of this report is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 ext.3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

Site Description

The site lies to the northern side of Feckenham Road. The immediate area contains a mixture of residential and commercial uses. The residential cul-de-sac Beverley Close lies immediately to the northern boundary of the application site. The building itself is a two storey rectangular building which was likely constructed in the late 1950's. There is an area of hardstanding to the front of the site which is served by an access onto Feckenham Road. A second access lies further west, between number 14 Feckenham Road and the electricity sub-station, which leads to the rear of the site.

Proposal Description

Planning permission was previously granted under delegated powers for the conversion of Victoria House from an A1/B1(a) use to four flats under planning reference 2015/261/FUL. The proposal included the construction of a small two storey gable extension on the northern elevation to enclose a new staircase and the demolition of the garage on the northern boundary. Also included was the provision for five parking spaces directly in front of the building, refuse storage to the rear, and shared amenity space also located to the rear which would total an area of 175 sqm.

This planning permission has since been substantially implemented; however the conversion included deviations from the approved plans in terms of alterations to the fenestration and to the appearance of the building. Cumulatively these changes have been considered to be material and therefore would require planning permission. On this basis retrospective permission is now sought for a revised proposal to regularise these changes that have been made.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

The fenestration changes include the addition of two doors on the front elevation; the removal of a ground floor and first floor window on the west end elevation; the insertion of two ground floor windows serving a kitchen and a bedroom and the insertion of two first floor windows also serving a kitchen and a bedroom on the east end elevation; and the insertion of a vertical triple pane window on the length of the new gable extension on the rear elevation. The colour of the fibrous cement cladding has also been altered in this application to a neutral colour.

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

BBE13 Qualities of Good Design
 BBE14 Alterations and Extensions
 BRA05 Reuse and Conversion of Buildings
 BRA08 Development at Astwood Bank
 CS07 The Sustainable Location of Development
 BHSG06 Development within or adjacent to the curtilage of an existing dwelling

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
 Policy 4: Housing Provision
 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

2015/261/FUL	Proposed change of use from Class A1(Shops) and Class B1(a) (Offices) use to Class C3(Dwellinghouses) use including a rear extension and alterations to form 4no. self-contained flats	Approved	29.10.2015
2013/077/COU	Change of Use of part ground and first floor from Class B1 (Business) use to Class D1 (Non-Residential Institution) Use	Approved	01.05.2013

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

14th December 2016

2012/209/FUL	Conversion and extension to form six flats	Refused	24.09.2012
2006/007/FUL	Proposed Alterations And Extension To Form 2 No. Two Bed Flats And 1 No. New One Bedroom Flat	Approved	07.03.2006

Consultations

No consultation required

Public Consultation Response

Three letters of objection have been received in relation to the proposal, which raised concerns with regards to the following material planning considerations:-

- Loss of privacy
- Loss of security
- Width of entrance to flats

A number of other concerns were also raised which did constitute material planning considerations.

Assessment of Proposal

As described above the principle of the conversion has been established through planning application 2015/261/FUL. The changes that are proposed as part of this current planning application would therefore have no impact on:-

- The principle of development/sustainability of the site
- Highway safety
- Amenity space

The material planning considerations that are relevant to this application and the fenestration changes that are proposed are:-

- The impact on design and appearance
- The impact on residential amenity

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

Design and Appearance

Policy requires that the design and appearance of the proposal respects the context and local distinctiveness of the area and street scene.

The proposed render and neutral clad finish would not appear at odds with the mixed character and finish of the buildings in the surrounding area. The prominence of the building in the context of the street scene is reduced given that the building is significantly set back from Feckenham Road.

The new windows on the east elevation and new doors on the front elevation are appropriate to the building in terms of their size and design. The modern appearance of the triple pane window on the rear gable extension and the changes to the window and door on the west elevation complement the simple, modern appearance of the building. Impact on residential amenity

Residential Amenity

Development is required to not have an unacceptable detrimental impact on the amenity of adjoining occupiers. In this case it is relevant to consider whether there is any loss of privacy through the additional windows that are to be considered as part of this application.

The new windows on the east elevation face onto the parking area of the adjacent trading estate and therefore do not impact on residential amenity.

The new windows on the northern gable extension are in excess of 17 metres from the boundary shared by the houses on Beverley Close, and in excess of 35 metres from the rear windows of the houses on Beverley Close, which would by far exceed the Council's minimum window to window separation distance of 22 metres. It is also noted that these windows serve a stairwell and are obscure glazed. Therefore it is considered that no harm to privacy has resulted from the fenestration changes contained within this proposal.

Conclusion

Whilst the principle of development is established it is also considered that the changes included in this current application do not cause harm to the character and appearance of the area or to residential amenity.

Nb. Although this decision would amount to a new planning permission covering the development as a whole, it is noted that a number of conditions contained in the previous planning approval are no longer necessary since the proposal is now part retrospective. On this basis a shorter list of conditions are proposed below.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th December 2016

RECOMMENDATION:

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

Conditions:

- 1) The proposal shall be carried out in accordance with the plans, schedules and other documents listed below;

Location and Site Plan - Drawing no. 1363.1D
Revised Floorplans - Drawing no. 1363.6D
Elevations and Section - Drawing no. 1363.7B

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

- 2) Prior to the occupation of the flats hereby permitted, the car park layout shall be marked out in accordance with drawing no. 1363.1D and thereafter maintained as such.

Reason:- In the interests of highway safety and to ensure efficient parking in accordance with the National Planning Policy Framework.

Procedural matters

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

