



# Planning Committee

Wed 9 Nov  
2016  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

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

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



## **GUIDANCE ON PUBLIC SPEAKING**

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

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

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

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

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

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**Notes:**

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

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

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

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

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

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

**Further assistance:**

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

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

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



# PLANNING

## Committee

Wednesday, 9 November 2016

7.00 pm

Council Chamber Town Hall

### Agenda

#### Membership:

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

<b>1. Apologies</b>	To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.
<b>2. Declarations of Interest</b>	To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
<b>3. Confirmation of Minutes</b> (Pages 1 - 6)	To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 12 <sup>th</sup> October 2016.  (Minutes attached)
<b>4. Update Reports</b>	To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)
<b>5. Application 2016/109/FUL - Johnsons Cars Ltd, Clive Road, Enfield, Redditch B97 4BT</b>  (Pages 7 - 18)  Ruth Bamford, Head of Planning and Regeneration	To consider a Planning Application for a proposed demolition of existing buildings and development of 45 Retirement Living apartments, including communal facilities, landscaping and car parking.  Applicant: McCarthy and Stone Retirement Lifestyles Ltd  (Report and Site Plan attached)  <b>(Abbey Ward)</b>

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<p><b>6. Application 2016/225/FUL - Astwood Business Park, Astwood Lane, Astwood Bank, Redditch B96 6HH</b></p> <p>(Pages 19 - 34)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To further consider a Planning Application for the 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, B2 and B8 and a 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.</p> <p>Applicant: Mr J G Ranson</p> <p>(Report and Site Plan attached)</p> <p><b>(Astwood Bank &amp; Feckenham Ward)</b></p>
<p><b>7. Application 2016/237/FUL - Bus Depot, Plymouth Road, Southcrest, Redditch B97 4PA</b></p> <p>(Pages 35 - 44)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the demolition of existing single storey offices and the erection of two-storey resited offices.</p> <p>Applicant: Mr Simon Dunn</p> <p>(Report and Site Plan attached)</p> <p><b>(Central Ward)</b></p>
<p><b>8. Application 2016/238/FUL - Bus Depot, Plymouth Road, Southcrest, Redditch B97 4PA</b></p> <p>(Pages 45 - 56)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a proposed additional bay to existing workshop.</p> <p>Applicant: Mr Simon Dunn</p> <p>(Report and Site Plan attached)</p> <p><b>(Central Ward)</b></p>
<p><b>9. Application 2016/283/FUL - Unit 41A Evesham Walk, Kingfisher Shopping Centre, Town Centre, Redditch B97 4ET</b></p> <p>(Pages 57 - 62)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a Change of Use to D2 (assembly and leisure) to the ground floor entrance pod first floor. Alterations to the rear first floor elevation overlooking Silver Street.</p> <p>Applicant: Ms Sian Bowen</p> <p>(Report and Site Plan attached)</p> <p><b>(Abbey Ward)</b></p>

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<p><b>10. Application 2016/285/FUL - Lodge Stores, 17 Flyford Close, Lodge Park, Redditch B98 7LU</b></p> <p>(Pages 63 - 68)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a partial change of use from A1 (shop) to A5 (hot food takeaway), ground floor extension and shopfront alterations.</p> <p>Applicant: Mr D Sooch</p> <p>(Report and Site Plan attached)</p> <p><b>(Lodge Park Ward)</b></p>
<p><b>11. Appeal Outcomes - Information Item</b></p> <p>(Pages 69 - 72)</p> <p>Ruth Bamford, Head of Planning and Regeneration</p>	<p>To receive information on outcomes of recent Planning Appeal decisions.</p> <p>(Report and Appendix attached)</p> <p><b>(Various Wards)</b></p>
<p><b>12. Exclusion of the Public</b></p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p><b>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</b></p> <p>These paragraphs are as follows:</p> <p>subject to the “public interest” test, information relating to:</p> <ul style="list-style-type: none"><li>Para 1 - <u>any individual;</u></li><li>Para 2 - <u>the identity of any individual;</u></li><li>Para 3 - <u>financial or business affairs;</u></li><li>Para 4 - <u>labour relations matters;</u></li><li>Para 5 - <u>legal professional privilege;</u></li><li>Para 6 - <u>a notice, order or direction;</u></li><li>Para 7 - <u>the prevention, investigation or prosecution of crime;</u></li></ul> <p>may need to be considered as “exempt”.</p>

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**13. Confidential Matters (if any)**

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

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## Planning Committee

12<sup>th</sup> October 2016

### MINUTES

#### Present:

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

#### Officers:

Amar Hussain, Helena Plant, Steve Edden, Emily Farmer and Sarah Willetts and Steve Hawley (Worcestershire Highways Authority)

#### Democratic Services Officer:

Amanda Scarce

#### 27. APOLOGIES

An apology for absence was received on behalf of Councillor Wanda King, with Councillor Pat Witherspoon confirmed as substituting on her behalf.

#### 28. DECLARATIONS OF INTEREST

There were no declarations of interest made.

#### 29. CONFIRMATION OF MINUTES

**RESOLVED** that

**The minutes of the meeting of the Committee held on 10<sup>th</sup> August 2016 be confirmed as a correct record and signed by the Chair.**

#### 30. UPDATE REPORTS

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

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Chair

# Planning Committee

12<sup>th</sup> October 2016

**31. APPLICATION 2016/118/OUT –  
LAND ON GREEN LANE, GREEN LANE,  
STUDLEY, REDDITCH**

Hybrid application – Outline planning for employment (5000m2 of B1) with access details provided and all other matters reserved and detailed application for the erection of 131 new homes with associated access and associated works.

Applicant: Mr Andrew D'Auncey

The following people addressed the Committee under the Council's Public Speaking rules:

Mr Anthony Blythe – Objector  
Mr Robert Price – Objector  
Mr Andy Beardshaw – Objector  
Ms Julie Parry – Objector  
Ms Sian Griffiths – for the applicant

**RESOLVED 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 as detailed on page 24 of the main agenda report; and**
- b) the conditions and informatives as summarised on pages 24 to 32 of the main agenda report, subject to the following amendments:**

**Condition 4 (as amended)**

**Measures to enhance biodiversity across the site shall be carried out in accordance with the Biodiversity Outline Plan and or amendments shall be altered without the prior approval in writing of the Local Planning Authority.**

**Reason: In the interests of sustainability and biodiversity and in accordance with Policies CS2, B(NE)1a and B(NE)3 of the Borough of Redditch Local Plan No. 3**

**Condition 6 (as amended)**

**The development hereby approved shall be carried out in accordance with the details of the Landscape Management**

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**Plan (this includes the long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens) and Nature Conservation proposals) and shall not be altered / amended without the written approval of the Local Planning Authority.**

**Reason: To ensure and secure the effective and ongoing maintenance and management of landscape areas in the interests of visual amenity and community safety and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No. 3**

### Condition 10

**Deleted as no longer required as a Condition – to be inserted as additional Informative 5 instead as detailed below)**

### Conditions 15 and 16

**Deleted as matters already covered in Conditions 11 and 14)**

### Condition 19 (as amended)

**Prior to the commencement of the development of the site, details of the footpath link running between plots 50 and 51 (to the school) shown on the site layout plan, shall be provided in writing for approval by the Local Planning Authority. This link shall be implemented in accordance with the details provided, and retained as such in perpetuity.**

**Reason: To secure a sustainable pedestrian connection from the site and to improve permeability. In accordance with saved Policy B(BE)13 of the Borough of Redditch Local Plan No. 3.**

### Condition 23 (Additional)

**Approved Plans (insert Plan numbers etc.)**

**Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance and 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.**

### Informative (Previously Condition 10)

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- 5. Marketing – the marketing strategy for the B1 development land shall be implemented in accordance with the details as provided in the Harris Lamb Report dated July 2015, with appropriate marketing evidence provided to support future results.**

(Officers presented the report, highlighting the salient points within it and also drew Members attention to the Published Update Report (including proposed/amended conditions as set out in the Resolution above for clarification) copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting and responded to questions from Members in respect of the following:

- Hybrid application in respect of the outline planning for employment, and the marketing strategy which was in place.
- The proposed site plan and dwellings design.
- Highways response to the concerns which had been raised and the strategic modelling exercise which had taken place, and specific concerns with regard to the accuracy of the accident data which the modelling is based on, together with the wider impact and actions which would be taken in respect of the proposed Highways Improvement Scheme.
- Ecological impact on the wildlife habitat (it was confirmed that the slow worm translocation had now been completed).

Having considered all of the information provided, Members were minded to grant Planning Permission subject to the appropriate conditions and informatives.)

**At the conclusion of this matter, the Chair adjourned the meeting for people to leave the public gallery and allow for a 5 minute comfort break.**

- 32. APPLICATION 2016/133/FUL –  
VAUNS OAKS, 13 ICKNIELD STREET, CHURCH HILL,  
REDDITCH**

Demolition of Existing Bungalow and the erection of 4no. Dwellings and Construction of 2no. New Vehicular Accesses to Icknield Street

Applicant: Mr Peter Yates

**RESOLVED that**

**Having regard to the Development Plan and to all other material considerations, Planning permission be GRANTED,**

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subject to the conditions and informatives dated on pages 40 to 44 of the agenda pack.

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

Construction of two new buildings: Build 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, B2 and B8. 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:

Mr Kevin Grubb – Supporter  
Mr Matt Jinks – Supporter  
Councillor Jane Potter – Ward Member  
Mr Keith Williams – for the applicant

**RESOLVED that**

**a decision on the matter be DEFERRED to the next scheduled meeting of the Planning Committee in order for Officers to organise a Site Visit for Committee Members.**

**34. APPLICATION 2016/253/FUL –  
52 CHESWICK CLOSE, WINYATES GREEN,  
REDDITCH B98 0QQ**

Erection of detached dwelling (with demolition of existing garage adjacent to 52 Cheswick Close, Winyates Green

Applicant: Mr Matthew Kelly

**RESOLVED that**

**having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions as detailed on pages 66 and 67 of the agenda pack but with the following amendments:**

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## Condition 2 (as amended)

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

Drawing Number 3048\_001 B

Materials to match those of Number 52 Chadwick Close.  
Boundary fencing to be of timber and in accordance with the approved plan.

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 N(BE).13 of the Borough of Redditch Local Plan No. 3.

## Condition 3

Deleted as the matters raised are now included in amended Condition 2.

## Conditions 4 and 5

Be renumbered as Conditions 3 and 4.

(Having considered all of the information provided, including that contained within the published Update Report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting, Members were mindful to grant permission with the Condition amendments as detailed in the resolution above.).

The Meeting commenced at 7.00 pm  
and closed at 9.25 pm

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CHAIR

REDDITCH BOROUGH COUNCIL**PLANNING  
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**Planning Application 2016/109/FUL****Proposed demolition of existing buildings and development of 45 Retirement Living apartments including communal facilities, landscaping and car parking.****Johnsons Cars Ltd, Clive Road, Enfield, Redditch, B97 4BT****Applicant: McCarthy And Stone Retirement Lifestyles Ltd.  
Expiry Date: 24th August 2016  
Ward: ABBEY****(Site Plan attached)**

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

**Site Description**

The site of this application is located on the south western corner of the junction of Clive Road with Prospect Hill. The site is currently occupied by Johnsons Volvo car showroom and associated maintenance workshops and offices.

A semi-mature Ash Tree is situated in the rear garden of number 81 Prospect Hill, just beyond the south-west corner of the boundary of the site. This tree is protected under the terms of the Borough of Redditch TPO No.5 (1981).

The site is prominently located on this principal access route into the town centre.

The site adjoins a terrace of three storey Victorian properties fronting to Clive Road (to the west), whilst a cul-de-sac of 1980's semi-detached and detached houses is situated immediately to the south.

The listed three storey Windsor Mills is situated immediately to the north of the application site on the northern corner of Clive Road with Birmingham Road. To the east of the site, fronting to Prospect Hill, there are further two and three storey listed buildings.

**Proposal Description**

Full planning permission is sought for the demolition of the existing car showroom and associated workshops and offices and the redevelopment of the site for 45 retirement living apartments comprising 23 one bedrooomed units and 22 two bedrooomed units. The apartment block would include a house Managers office alongside communal facilities such as a residents lounge.

The building would be "L" shaped and three storeys in height, constructed primarily in red brickwork.

Vehicular access would be from the north-west corner of the site via Clive Road.

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

CS02 Care for the Environment  
 CS06 Implementation of Development  
 CS07 The Sustainable Location of Development  
 E(TCR).2 Town Centre Enhancement  
 BHSG05 Affordable Housing  
 BHSG06 Development within or adjacent to the curtilage of an existing dwelling  
 BNE01 Overarching Policy of Intent  
 BNE01A Trees, Woodland and Hedgerows  
 BBE13 Qualities of Good Design  
 S01 Designing out Crime  
 CT12 Parking Standards

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

Policy 2: Settlement Hierarchy  
 Policy 4: Housing Provision  
 Policy 5: Effective and Efficient use of Land  
 Policy 6: Affordable Housing  
 Policy 16: Natural Environment  
 Policy 37: Historic Buildings and Structures  
 Policy: 39 Built Environment  
 Policy: 40 High Quality Design and Safer Communities

**Others:**

NPPF National Planning Policy Framework  
 NPPG National Planning Practice Guidance  
 SPG Encouraging Good Design  
 SPD Affordable Housing Provision  
 SPD Open Space Provision  
 SPD Designing for Community Safety  
 Worcestershire Waste Core Strategy (WWCS)  
 Worcestershire County Council Local Transport Plan 3

**Constraints**

Borough of Redditch TPO No.5 (1981)

**Relevant Planning History**

2006/247/OUT	Outline Application - Demolition Of Existing Car Showroom, Associated Maintenance Workshops And Offices And The Development Of 24 Residential Apartments	Granted	17.08.2006
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**REDDITCH BOROUGH COUNCIL****PLANNING  
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**Consultations****Arboricultural Officer**

Comments summarised as follows:

No objections providing conditions are applied to any consent requiring:

Full protection to the Ash tree at the rear of 81 Prospect Hill in accordance with BS5837:2012 throughout any ground or construction works.

A landscaping condition requiring the proposed new planting within the courtyard and along the Northern boundary of the site along Clive Road to include the use of root balled heavy standard trees to make an instant visual impact.

**RBC Ecology Officer**

The proposals represent an improvement over the existing build due to the increase in green open space by providing good quality gardens and soft landscaped areas to the frontage of the build. No objections are raised.

**Worcestershire Archaeological Service**

No objections subject to the inclusion of an archaeology condition

**RBC Development Plans**

The application site lies within Redditch Borough and is located within the Abbey ward. The site is on white land on the Borough of Redditch Local Plan No.3 (BORLP3) Proposals Map, which means that any development in principle would be acceptable if it is in-keeping with its surroundings. This designation has been retained in the emerging Borough of Redditch Local Plan No.4 (BORLP4) Policies Map (Submission version).

The site is considered to be in a sustainable location for development.

The proposal makes a positive contribution towards meeting the Borough's OAHN. The applicant has demonstrated that the higher density level is in keeping with the surrounding area.

An affordable housing contribution of 13 units on-site or an offsite financial contribution of £1,004,985 should be sought.

From a planning policy perspective, this application can be supported, provided that the affordable housing contribution is met.

**WCC Education Authority**

As the proposed development would be for retirement living apartments (with a minimum age restriction) the County Council will not be seeking an education contribution for this site.

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**North Worcestershire Water Management**

It is considered that the (amended) drainage plan details submitted are acceptable from a drainage perspective and as such there will be no need to impose a drainage condition in this case.

**Fire Officer**

With reference to legislative fire safety requirements, the Fire and Rescue Service have no comments to make with regard to the proposed development.

**Urban Design Advisor: Place Services Peter Dawson**

Following my pre-application responses, I am encouraged to see that the submitted planning application has addressed each of the issues raised. Therefore, from an urban design perspective, I would recommend approving this application.

The development proposals have evolved into a scheme that suitably addresses the context of this important key site. The proposed development appropriately reflects the immediate context of the site, the adjacent Windsor Mills building as well as the residential dwellings further along Clive Road.

The revised layout itself has been improved, with sufficient space provided for an accessible and well-designed private courtyard space. The proposed landscape scheme has also been improved to address the tree lined Clive Road, while providing a useful visual barrier between the proposed development and the adjacent listed building.

I would recommend the following planning conditions are applied to any planning consent granted;

- 1) Details of all external materials together with samples when requested should be submitted and agreed by the LPA prior to development commencing
- 2) Details of windows, window frames, glazing bars, window and door surrounds, canopies and porches shall be submitted at scales between 1:20 to 1:1 as appropriate and agreed by the LPA before development commences

**Highway Network Control**

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 of £52,295 is sought to mitigate the cumulative impact of the Local Planning Authority's planned growth. The contribution is proportionate in scale to the development and is reasonable and should be secured by Section 106 obligation.

The development site is located in proximity to the recommended route for cyclists on Hewell Road and Clive Road which provides links to Redditch town centre.

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The identified schemes for which this development will contribute towards are:-

- The provision of dropped kerbs and tactile paving to improve the adjacent footways and crossing points.
- The provision of improved signage indicating routes for pedestrians and cyclists to the Town Centre, in the vicinity of the site.
- The provision of two Silver Standard bus stops.

The County Council also recommends that any conditions be imposed on any consent granted. These include matters pertaining to: vehicle access construction and access turning and parking facilities;

**Police Crime Risk Manager**

No objection

**Worcestershire Regulatory Services**

No objection subject to the imposition of conditions concerning contamination (desk top study) and air quality conditions

**Waste Management**

No objection. Under the terms of Policy WCS17 of the Worcestershire Waste Core Strategy a financial contribution should be sought in order to provide black (regular) and green (re-cycling) bins for this development. The sum has been calculated to £5,700 and should be secured by Section 106 obligation

**Town Centre Co-ordinator**

No objection. Under the terms of Policy E(TCR).2 of the BOR LP3, as a major development, a financial contribution should be sought in order to secure environmental enhancements and improvement to the Town Centre The sum has been calculated to £24,390 and should be secured by Section 106 obligation

**Housing Strategy**

Comments summarised as follows:

We are in agreement with the proposals not to provide on-site affordable housing on this scheme since for this type of development, affordable units are neither suitable or desirable.

It would however be appropriate to agree a commuted sum towards the provision of affordable housing within the Borough based on the Borough's Commuted Sums Protocol. This site falls within the Redditch Town Centre sub-area and a financial contribution of £22,333 per dwelling should be sought. This equates to an overall affordable housing contribution of £1,004,985.

It would not be appropriate to approve this application until the commuted sum has been agreed.

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**Conservation Advisor: Node Katie Kershaw**

No objection. Comments summarised as follows:

The re-development of the site provides a significant opportunity to enhance the setting of two Grade II listed buildings (Windsor Mills to the north of the site on Clive Road and British Mills and No 80 Prospect Hill which lie to the east) in this key edge of town centre location, replacing a single storey car dealership with hardstanding to the public realm along Prospect Hill and Clive Road which at present does not contribute positively to the character of the historic environment of the area and the setting of the listed buildings.

The proposals do enhance their environment through their building line, scale and material palette which are all appropriate to the wider context.

I am pleased to see that the elevations have been amended and now provide a more vertical emphasis in fenestration with a more regularised rhythm achieving greater balance and symmetry. Further windows have been introduced as per my suggestions and the proposed window recesses reflect those seen at Windsor Mills and will create depth and shadow to the frontage which is consistent with the wider environment

**Public Consultation Response**

5 representations received in support. Comments are summarised as follows:

- This development would be a great asset to Redditch and its older residents
- Good, sustainable location for such a development, near to the Town Centre, close to local amenities, train station and on a bus route. Proposing own car park in addition

1 representation received in objection. Comments are summarised as follows:

- Parking and safety concerns particularly during construction period

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

The principle of residential development on the site was accepted under application 2006/247/OUT. The "white land" designation of the site means that any development in principle would be acceptable if it is in-keeping with its surroundings. The site is clearly in a sustainable, edge of Town Centre and would make a positive contribution towards meeting the Borough's Housing Supply. Paragraph 50 of the NPPF includes advice that Councils should plan for a mix of housing, including, amongst other groups, the needs of the elderly and the NPPG includes advice that the need to provide housing for older people is critical.

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Design, layout and density

The scheme has developed following pre-application advice from your officers and detailed discussions with the Councils Conservation Advisor and the Councils Urban Design advisor and has evolved into a scheme that suitably addresses the context of this important key site. The proposed development is considered to appropriately reflect the immediate context of the site and its surroundings. The scheme demonstrates that a high density development can be achieved on the site without compromising the character of the area.

Landscaping has been provided between the front of the building and the proposed low brick wall with railings above appropriately addresses the sites surroundings, providing a visual barrier between the proposed development and the adjacent listed buildings.

Highways, access and parking

County Highways have raised no objections to the proposed access and parking arrangements which would provide space for 30 car parking spaces, 3 of which would be for disabled persons use. Despite the extensive neighbour consultation process only one objection has been received.

Affordable housing

The Councils Housing Strategy team have considered that it would not be appropriate to require a proportion of the units to be provided as affordable dwellings on-site and have instead requested that a commuted sum be sought as part of a S106 Planning Obligation.

Planning Obligations

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

- Contributions towards play off site open space provision due to increased demand/requirements from future residents, required in compliance with the SPD  
 Total Sum: £17,516
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy  
 Total Sum: £5,700
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy E(TCR).2 of the BOR LP3  
 Total Sum: £24,390
- Contributions to the Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan 3 Development Control (Transport) Policy  
 Total Sum: £52,295

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- A commuted sum towards the provision of affordable housing within the Borough of Redditch based on the Borough's Commuted Sums Protocol  
Total Sum: £1,004,985

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

Viability Issues

The National Planning Policy Framework (NPPF) places a significant emphasis on the deliverability of housing and comments under Paragraph 173:

*"Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."*

The National Planning Practice Guidance (NPPG) advises that competitive returns *"will vary significantly between projects to reflect the size and risk profile of the development and the risks to the project. A rigid approach to assumed profit levels should be avoided and comparable schemes or data sources reflected where possible."* The NPPG states that *"a site is viable if the value generated by its development exceeds the costs of developing and also provides sufficient incentive for the land to come forward and the development to be undertaken."* It also advises that where the applicant is able to demonstrate to the satisfaction of the Local Planning Authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations.

The applicant has accepted that the full contribution in lieu of affordable housing provision on site would be £1,004,985 and has not questioned the Council's basis for asking for the (smaller) contributions as set out above. The applicant agrees to pay some of the contributions requested but argues that the scheme would not be viable based on the financial contributions requested by the Council in respect to community infrastructure and affordable housing and have submitted a viability report to support their claims.

Your officers have commissioned Black Swan Property Ltd to independently critique the applicant's viability report. This company are experienced and regularly carry out S106 financial viability assessments on behalf of both private and public sector clients.

Black Swan Property have concluded that the scheme is viable based on the payment of all of the contributions requested by the Council and as set out above. They consider that a lower profit margin should be adopted and have also raised concerns with regards to

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other figures put forward by the applicant which include, (amongst other matters), construction costs and professional fees which are considered to be unreasonably high.

**Conclusion**

Your officers support the principle of residential development on the site and consider that it can be achieved without harming the character of the area, residential amenities or highway safety. The scheme would contribute towards meeting the Councils housing supply, generate jobs, bring economic benefits to the construction phase and would effectively and efficiently re-use a brownfield site creating additional new safe and secure housing for the elderly built to contemporary building standards. Additionally there may be wider benefits through the release of under occupied family housing, the release of capital into the economy and the tendency of older people to support local shops and services.

However, drawing all of the viability considerations together, your officers have concluded that the proposals do not include appropriate provision for off-site affordable housing and community infrastructure and that overall, the applicants viability appraisal does not satisfactorily demonstrate and verify that the viability of the development justifies a much reduced financial contribution. As such, the economic and environmental benefits do not outweigh the need for affordable housing and community infrastructure failing to meet the requirements of advice at Paragraph 50 of the Framework which seeks, amongst other things, to deliver a wide choice of high quality homes and create mixed and balanced communities. Nor does the proposal satisfactorily contribute to providing for housing needs or improving the conditions in which people live.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the reason stated below, noting informative A:**

1. 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 Councils Supplementary Planning Document on Affordable Housing Provision; the Councils 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.

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**Informative A:**

**In the event of a refusal on this ground and the applicant resubmitting the same or a very similar planning application with a completed legal agreement addressing all of the councils financial concerns, officers are seeking that authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to appropriate conditions without further reference to the RBC Planning Committee**

**Notes**

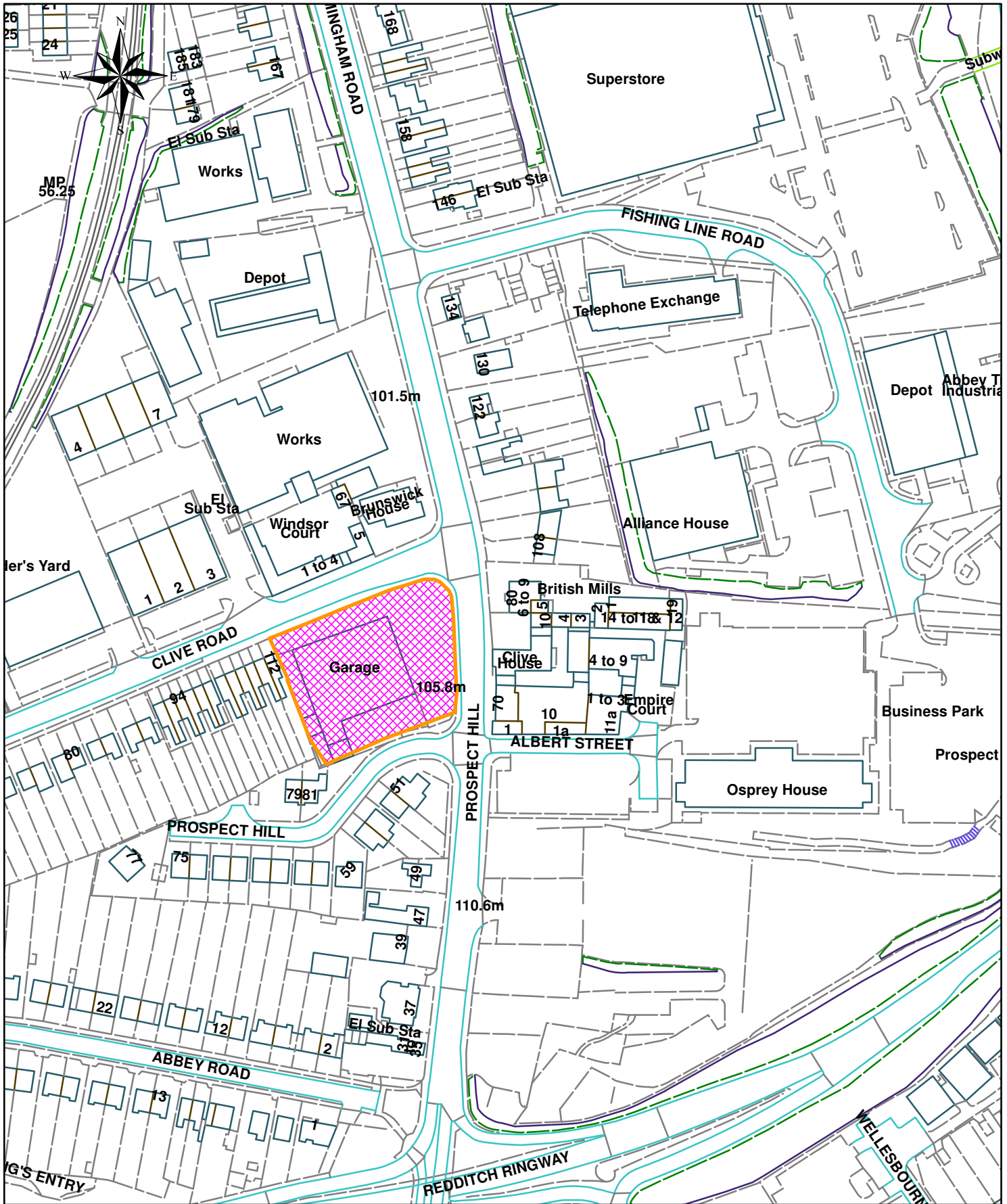
- 1) The development is hereby refused in accordance with the following drawings:

Appropriate references to be inserted here

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

Officers and the applicant have discussed concerns raised by the local planning authority prior to the applications determination. The applicant considered that the proposals should be determined as submitted.





www.redditchbc.gov.uk

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

2016/109/FUL

Former Johnsons Volvo garage

9 November 2016



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**Planning Application 2016/225/FUL**

**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, B2 and B8. 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.**

**Astwood Business Park, Astwood Lane, Astwood Bank, Worcestershire, B96 6HH**

**Applicant: Mr J G Ranson**  
**Ward: ASTWOOD BANK AND FECKENHAM**

**(Site Plan attached)**

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

**Site Description**

Astwood Business Park (formerly known as Astwood Farm) is located to the west of Astwood Bank. It is served by an existing vehicular access that runs from Astwood Lane which also serves three dwellings which are in proximity to the site: Windy Bank, Astwood Farmhouse and the Coach House.

In September 2008, as set out later in this report, planning permission was granted for the refurbishment and/or conversion of existing buildings on the site: Buildings A, B, C, D, E and F to provide offices, light industrial, general industrial and storage floorspace. The site now comprises six buildings which are used for a range of uses within Class B1, B2 and B8 with the exception of Building F which is used as a children's indoor play centre (Imagination Street).

The site is located within the designated Green Belt as shown on the Borough of Redditch Local Plan No.3 Proposals Map and the emerging Local Plan No.4 Policies Map.

**Proposal Description**

The proposed development relates to the erection of two new buildings within the existing extent of the site.

**Proposed Building G**

Building G would be located on land comprising part of the existing car park used by customers to Imagination Street between Buildings D and F. This building would be occupied by Imagination Street for use as an indoor trampoline park and would be known as 'Gravitation Street'. The building would have a floor area of approximately 930 sqm

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with a ridge height of 8.5m above ground level, which is marginally lower than the ridge of Building F. The eaves of the proposed building would be approximately 6.0 metres above ground level which is approximately 1.3m higher than the eaves of Building F. The proposed facing materials would match those used on Building F - that is profiled metal clad walls with profiled metal roof.

Proposed opening times for the trampoline park would be:

Monday to Thursday: 10:00 to 18:00 hrs

Fridays and Saturday: 10:00 to 21:00 hrs

Sunday and Public Holidays: 10:00 to 20:00 hrs

For information purposes, existing permitted hours of opening for Imagination Street are:

Monday to Saturday: 10:00 to 18:00 hrs

Sunday and Public Holidays 10:30 to 17:30 hrs

**Proposed Building H**

Building H would be located on land comprising an existing compound and parking area to the south east of the existing Building A, and to the south west of Building B.

This is proposed to provide flexible Class B1, B2 and B8 employment space to meet a future tenants needs. The building would have a floor area of approximately 1,570 sqm with a ridge height of 8.0m above ground level, which is 0.6m higher than the ridge on Building A and 0.9 metres lower than the ridge of Building B. The eaves serving Building H would be 5.5m above ground level which is approximately 1.8m higher than the eaves of Building A and around 1.3m lower than the eaves of Building B. The facing materials and flashings would match those used in the construction of Building G above, that is, profiled metal clad walls with profiled metal roof.

**Other works: hardstanding area and new pond**

An area to the south-west of Building F (west of Building E) has been levelled and a hardstanding created with road planings. The hardstanding is used as overspill car parking for Building F and other businesses at the site. It is intended to be used to provide for additional parking arising from the use of the proposed two buildings and to replace the existing spaces displaced as a result of the proposed development. The submitted site layout plan shows provision for 197 parking spaces. The retrospective works which do not benefit from planning permission have resulted in the filling in of a former surface water attenuation pond. A new attenuation pond has been formed in the western part of the site on an undeveloped 'green field' within the Green Belt. Consent is also sought for these retrospective works.

Existing earth bunding along the northern boundary is to be retained and additional planting is proposed to the north, south and west of Buildings E and F.

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

BRA01 Detailed Extent of and Control of Development in the Green Belt

CS02 Care for the Environment

CS07 The Sustainable Location of Development

CS08 Landscape Character

B(BE)13 Qualities of Good Design

E(EMP)02 Design of Employment Development

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

Policy 8: Green Belt

Policy 25: Development Outside of Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and safer communities

Policy 43: Leisure, Tourism and Abbey Stadium

**Others:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

**Relevant Planning History**

2007/061/FUL	Refurbishment and conversion of buildings A, B, C, D, E, and F to provide offices, light Industrial, general Industrial and storage	Approved	11.09.2008
2010/238/COU	Use of land for the display and sale of motor vehicles	Refused Appeal Dismissed	28.10.2010 31.03.2011
2010/308/FUL	Retrospective Application - Erection of a temporary storage building and stationing of portacabin for ancillary office purposes	Refused	15.02.2011
2012/148/COU	Change of use of Building F (approx 1,778 sqm) from permitted Class B1 or Class B8 uses to children's indoor play centre (Class D2)	Approved	24.09.2012

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2015/025/FUL	Erection of building for use as research and development facility with ancillary office and other uses, formation of additional parking and service roads and all associated works	Refused	26.02.2016
2015/373/FUL	Erection of extension to Building F to be used as part of children's indoor play centre (Class D2); and retrospective application for laying out hardstanding to be used for parking and formation of attenuation pond	Refused	22.03.2016

**Public Consultation Responses**

None received

**Consultee Responses****Worcestershire County Council Highways**

Comments summarised as follows:

Recommends that the permission be **Refused** for the following reasons:-

The proposed use and expected vehicle movement pattern is considered to represent an intensive car based development with little opportunity to access the site sustainably.

The proposal would be located in an unsustainable rural location where other more sustainable methods of transport are deficient, leading to dependence on car based trips.

The application should therefore be refused on the basis that it does not address the key issues relating to Sustainable Development and that adequate infrastructure and services have not been provided to increase travel choice. This is contrary to policies DC1 DC5 and DC7 of LTP3

**British Horse Society**

Comments summarised as follows:

Objections to the application on the following grounds:

- \* Although the existing access road runs along bridleway RD-744, the amount of traffic using it is already a deterrent to local riders. The application includes

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retrospective consent for an additional 98 parking spaces which only adds to the incompatibility of riding / motor vehicle traffic

\* If permission is granted, bridleway RD-744 should be diverted. Footpaths across adjoining land could be upgraded subject to relevant landowner permissions.

The transport plan submitted by the applicant indicates that traffic arising from the erection of Building G (Gravitation Street) will peak after school on weekdays - i.e. between 3:30 and 6.00pm and on Saturdays, Sundays and Bank Holidays; the times when most horse riders will want to use the bridleway.

\* The volume of traffic associated with Gravitation Street alone is likely to exceed the total amount going to and from the other units. It will significantly increase the amount of traffic on surrounding minor roads. The BHS latest accident studies show that there have been over 2,000 road accidents involving horses in the UK during the last 5 years. The best way of reducing this number is by providing more, safe off-road riding opportunities and not allowing developments such as this which will increase the amount of traffic on narrow country lanes.

\* Paragraph 75 of the NPPF comments that planning policies should protect and enhance public rights of way and access, and that LPA's should seek opportunities to provide better facilities for users. No changes or enhancements are envisaged to the bridleway or any public footpaths which are in close proximity to the site and as such the BHS consider that the proposals fail in this respect.

\* The two buildings proposed may be appropriate in an urban business park setting but are wholly inappropriate in the Green Belt and are detrimental to the amenity value of the bridleway and footpaths. The fact that the bridleway is part of the Monarchs Way long distance path, adds weight to this argument as it has greater amenity value in terms of bringing visitors to the area and as a shared use route.

**RBC Development Plans**

Comments summarised as follows:

In both adopted Local Plan No.3 and Emerging Local Plan No.4 the application site is located within designated Green Belt land.

Policy CS.7 of the adopted Local Plan No.3: The Sustainable Location of Development sets out a sequential approach to the location of all development and states that uses that attract a lot of people will be directed in the first instance to the urban areas.

Criterion iv. states that Green Belt locations will only be considered in exceptional circumstances, when all other options have been exhausted and where there is a clear development need. The purposes for which Green Belts were designated must not be compromised. Whilst the submitted Planning, Design and Access Statement advises that the development "cannot be disaggregated and provided on another site within the

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Borough", there is no evidence that a more appropriate town centre or urban area site, in line with policy, would not be possible. Evidence is not provided that there is a clear need for development or that exceptional circumstances for development within the Green Belt exist.

Policy B(RA).1 of the adopted Local Plan No.3: Detailed Extent of and Control of Development in the Green Belt states that there will be a presumption against allowing inappropriate development in the Green Belt and that development will only be allowed if very special circumstances exist which clearly outweigh the harm to the Green Belt.

Policy 8 of Draft Local Plan No.4: Green Belt is consistent with paragraphs 89 - 90 of the NPPF. Paragraph 89 of the NPPF states that the construction of a new building should be regarded as inappropriate development in the Green Belt unless it falls within one of the stated exceptions. As the proposed development would not fall under any of the exceptions it would be considered as inappropriate development. It is noted that the Planning, Design and Access Statement suggests that the proposed development is an exception as it constitutes to 'infilling', however an increase in floor space of over 25% would suggest more than the 'limited' infilling referred to in the NPPF. The proposed development would also have a greater impact on the openness of the Green Belt than the existing development. As such, the proposals would constitute inappropriate development in the Green Belt which would harm the openness and conflict with the purposes of including land within it.

Policy 25 of Draft Local Plan No.4: Development Outside of Employment Areas states that economic development in locations that are not designated Primarily Employment Areas may be appropriate where it does not have an adverse impact on the surrounding area. Proposals should:

- i. be in close proximity to suitable transport routes and services;
- ii. have regard to the scale and nature of the travel demand across all modes likely to be generated;
- iii. be accessible from existing residential areas by all appropriate modes of transport and are not dependent upon access by private transport, where amenity is not negatively affected;
- iv. be acceptable in terms of impact on the wider environment; and demonstrate the provision of adequate infrastructure including Green Infrastructure required to support the proposal.

As the site is largely inaccessible by sustainable forms of transport it does not meet all of the criteria and so cannot be considered suitable.



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Policy 27 of Draft Local Plan No.4: Rural Economic Development, states that small scale rural developments will be considered on a case by case basis. The policy states that proposed development should be accessible via sustainable transport and not generate traffic levels unsuitable for the rural road network. Given its location, the application site is largely inaccessible by public transport and is not considered a sustainable location for the level of traffic anticipated. It is acknowledged that a Transport Statement has been submitted with the application and this will be assessed by Worcestershire County Highways.

Policy 43 of Draft Local Plan No.4: Leisure, Tourism and Abbey Stadium states that leisure applications will be supported where the proposal is located in places that are sustainable and accessible by a choice of transport modes, principally Redditch Town centre and/ or where additional visitor numbers can be accommodated without detriment to the local economy and environment. The proposed site is not in the town centre, nor is it accessible by a range of transport modes and so would not be considered an appropriate location for the D2 leisure element of this application.

**Conclusions**

As set out above, the proposal is considered to be inappropriate development within the Green Belt as it would harm openness and cannot be considered as limited infilling. It is therefore unacceptable both in terms of the NPPF as well as Local Plan No.3 and Emerging Local Plan No.4. It has also been demonstrated that the proposal is inappropriate in terms of both employment (Policy 25) and leisure (Policy 43).

**North Worcestershire Economic Development and Regeneration**

Overall, NWEDR are supportive of sustaining economic activity and promoting economic growth within the North Worcestershire area. We do recognise, however, that in this instance there are competing issues and planning restrictions which make supporting economic development more difficult to achieve. However, we consider that there are a number of benefits of this particular scheme and we feel this could be supported through the planning framework

**Area Environmental Health Officer (WRS)**

The history of the site suggests that contamination issues may potentially be a significant issue. As a result, in order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework, Conditions are recommended for inclusion on any permission granted to adequately address this issue (Phase 1 Risk Assessment / Tiered Investigation. In respect of Air Quality it is recommended that conditions be imposed with respect to cover: Secure Cycle Parking, the provision of Electric Vehicle Charging Points and the provision of Low Emission Boilers

**North Worcestershire Water Management**

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

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**Ramblers Association**

Following a site visit, it has been discovered that the attenuation pond referred to in the request for retrospective planning permission has been dug out on the line of Footpath RD-764. The footpath as shown in the application has been moved over to the hedgeline which is not satisfactory. The removal of the earth bund has exposed the footpath to a full view of the business park which is unacceptable. The earth bund was presumably to screen the buildings from the footpath originally.

I would suggest that the trees and hedging shown on the proposed layout should be planted to form a visual barrier sufficiently high to screen the buildings from the footpath or the footpath could be diverted round the pond and nearer to this screen so that there is less chance of seeing the buildings.

**WCC Public Rights Of Way**

Redditch footpath RD-764 runs through, and bridleway RD-747 is adjacent to, the site. The proposals should not disrupt or have any detrimental impact upon the public right of way during or after construction

**Assessment of Proposal****Green Belt**

The main issues pertaining to the Green Belt location of the site are as follows:

- \* whether or not the proposed development would constitute inappropriate development having regard to the sites Green Belt location;
- \* the effect of the proposals on the openness of the Green Belt, and the purposes of including land within it;
- \* If the development is inappropriate, whether the harm by reason of inappropriateness and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the development.

The site lies within the green belt in open countryside. Policies B(RA).1 of LP3 and Policy 8 of Draft Local Plan No.4 are both consistent with relevant paragraphs of the National Planning Policy Framework.

Paragraph 89 of the NPPF states that the construction of new buildings should be regarded as inappropriate development in the Green Belt unless it falls within one of the stated (6 bullet point) exceptions. Your officers consider that the proposed development would not fall under any of the exceptions and as such the proposals should automatically be considered as inappropriate development.

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The applicant considers that the two new buildings proposed WOULD fall within one of the stated exceptions. That is, bullet point 6 where the exception is stated as follows:

- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

Noting the above exception, your officers would concede that the land on which the two buildings are to be located could reasonably be classed as previously developed or brownfield land. However the part of the area on which the retrospective hardstanding is proposed and also where the pond is to be created is not brownfield, but green field land within the Green Belt.

The important point to note with regard to bullet point 6 (above) is that this exception only applies where the development *would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

The Framework (at Paragraph 79) comments that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence.

Your Officers consider that openness derives from an absence of built form. The areas on which the proposed buildings are to be located are free of any built form. No existing buildings are proposed to be demolished to accommodate Buildings G and H. and significant gaps exist between existing buildings - particularly between existing buildings F and D and between existing buildings E and B. Spatially, although there are existing parked vehicles within the site and the compound area, there are gaps between vehicles and a degree of permeability to the site which does not materially diminish a sense of openness. The two proposed buildings at 8 and 8.5 metres to ridge would significantly exceed the average height of a motor car. The scale, massing and solidity of these permanent buildings within the landscape would limit views through the site, particularly from the adjacent public rights of way (as referred to by the representations received). The solidity and lack of permeability would clearly limit the degree of openness within the site.

Although *'limited infilling'* is not clearly defined within the framework, your officers do not consider that these proposals could possibly represent limited infilling and for the reasons above, the proposals would have a greater impact on the openness of the Green Belt given that the part of the existing site which is to be developed is free from built form.

As part of your officer's assessment of whether or not the proposals are inappropriate in line with the 6th bullet point of Paragraph 89 of the framework, it is important to consider

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whether the proposal would conflict with the five purposes of including land within the Green Belt as listed in Paragraph 80 of the Framework which are as follows:

- 1 to check the unrestricted sprawl of large built-up areas;
- 2 to prevent neighbouring towns merging into one another;
- 3 to assist in safeguarding the countryside from encroachment;
- 4 to preserve the setting and special character of historic towns; and
- 5 to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposal would not result in urban sprawl, would not result in the merging of towns and the site is not within or close to a historic town. With regard to assisting with the recycling of urban land, the West Midlands Green Belt has a far greater influence than just within the boundaries of Redditch Borough and the urban regeneration purpose can be seen as affecting more than this Borough. The development of this site in the manner proposed would accommodate demand for leisure, commercial and employment uses which would otherwise be more appropriately sited within the more sustainably located Redditch Urban area sites which could assist with urban regeneration. Therefore, the proposal offends against this purpose.

Although the applicant argues that that the location of Buildings G and H are within the established business park on previously developed land, your officers consider that the proposals as a whole, taking into consideration the proposed additional parking proposals together with the additional attenuation pond which are to be located on greenfield (not previously developed) land, would fail to safeguard the countryside from encroachment. As such, the proposals would offend against this purpose. Your officers have noted that the proposed hardstanding is shown in an location which was to be landscaped under original application 2007/061/FUL when the Committee granted consent at that time.

It therefore has to be concluded that the proposed development would constitute inappropriate development in the Green Belt which would harm the openness of the Green Belt. The Framework, at Paragraph 87 makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 of the Framework comments that VSC to justify inappropriate development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The proposed development would be inappropriate development and would, therefore, by definition be harmful to the openness of the Green Belt. Paragraph 88 of the Framework states that substantial weight should be given to any harm to the Green Belt.

The applicant sets out factors arising from the development which they consider would be of benefit, which include an increase in the range and quality and recreation facilities to

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the Borough and economic benefits by increasing employment opportunities. They also suggest that the proposed landscaping proposals would represent an enhancement to the character or visual quality of the area. Your Officers have considered these matters and consider that the mitigation proposals such as landscaping proposed are neutral in the planning balance. The economic benefits of the scheme carry some weight, but are not sufficient to clearly outweigh the substantial weight which should be given to the harm to the Green Belt either by themselves, or in combination with other factors. These therefore do not constitute the very special circumstances necessary to justify the development.

Sustainability Issues

The proposed trampoline park is a leisure (D2), and main town centre use as defined within Annex 2: Glossary to the NPPF.

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

The NPPF at paragraph 27 states: *“Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors [NPPF Para 26], it should be refused.”* Policy CS.7 of the Local Plan No.3 echoes the NPPF stating that uses that attract a lot of people should be directed to the Town Centre where such uses are encouraged in principle, rather than an out of centre location such as the application site, which has poor public transport links.

Policy 27: Rural Economic Development in the emerging Local Plan repeats the NPPF's statement that small scale rural offices and other small scale rural development shall be excluded from the sequential approach. The words 'small scale rural development' are not defined within the NPPF nor under Policy 27. The applicant, incorrectly, in the consideration of your officers considers that the proposed 930 square metres of floor space to be formed within a new steel portal framed building represents 'small scale rural development'. Your officers strongly disagree with this assertion believing rather that the kind of development the NPPF and the Council, under Policy P27 are describing would include *inter alia* the conversion of an modest existing building to an office use. As such, a sequential test in accordance with the requirements of the NPPF is required.

Of much greater relevance than Policy 27 is Policy 25 taken from the emerging Local Plan No.4. Both your officers and the applicant agree that the status of both policies can only be given limited weight at this time. However, your officers would comment that LP4 is now at a very advanced stage and that Policy 25 is consistent with the Framework.

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Policy 25: Development Outside of Employment Areas, which would apply to both proposed Building G and H, states that economic development in locations that are not designated Primarily Employment Areas may be appropriate where it does not have an adverse impact on the surrounding area. Proposals should:

- i. be in close proximity to suitable transport routes and services;
- ii. have regard to the scale and nature of the travel demand across all modes likely to be generated;
- iii. be accessible from existing residential areas by all appropriate modes of transport and are not dependent upon access by private transport, where amenity is not negatively affected;
- iv. be acceptable in terms of impact on the wider environment; and demonstrate the provision of adequate infrastructure including Green Infrastructure required to support the proposal.

Since the site is largely inaccessible by sustainable forms of transport it does not meet all of the criteria above and so cannot be considered suitable.

Policy 43 of LP4: Leisure, Tourism and Abbey Stadium, which would apply to proposed Building G (Trampoline Park), comments that leisure applications will only be supported where they are located in places that are sustainable and accessible by a choice of transport modes, principally Redditch Town centre and/ or where additional visitor numbers can be accommodated without detriment to the local economy and environment. The application site is not in the town centre, nor is it accessible by a range of transport modes and so is not considered to be an appropriate location.

Conclusion

Your Officers have concluded that the proposals represent inappropriate development within the Green Belt which would therefore, by definition, be harmful to the openness of the Green Belt. The proposals would offend against 2 of the 5 purposes for including land within the Green Belt. The benefits of the scheme put forward as VSC by the applicant are not sufficient to clearly outweigh the substantial weight which should be given to the harm to the Green Belt and therefore cannot justify the development.

The applicant has not satisfied the NPPF's and the Councils sequential test as set out above. The proposed uses would be unsustainably located in an area which cannot be easily accessed by sustainable transport modes where the need to travel can be minimised.

**RECOMMENDATION:**

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

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

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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) The applicant has failed to satisfy Paragraph 24 of the National Planning Policy Framework which requires that a sequential test be applied to planning applications for main town centre uses that are not in an existing centre. The creation of a D2 use in a location outside the town centre in an area poorly served by public transport would be likely to generate a significant quantity of unsustainable trips in private vehicles contrary to Policy CS7 of the 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

**Informatives**

- 1) The development is hereby refused in accordance with the following drawings:  
  
Appropriate references to be inserted here
- 2) The local planning authority is aware of the requirement in the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicants in a positive and proactive manner, seeking solutions to problems arising in relation to applications.

REDDITCH BOROUGH COUNCIL**PLANNING  
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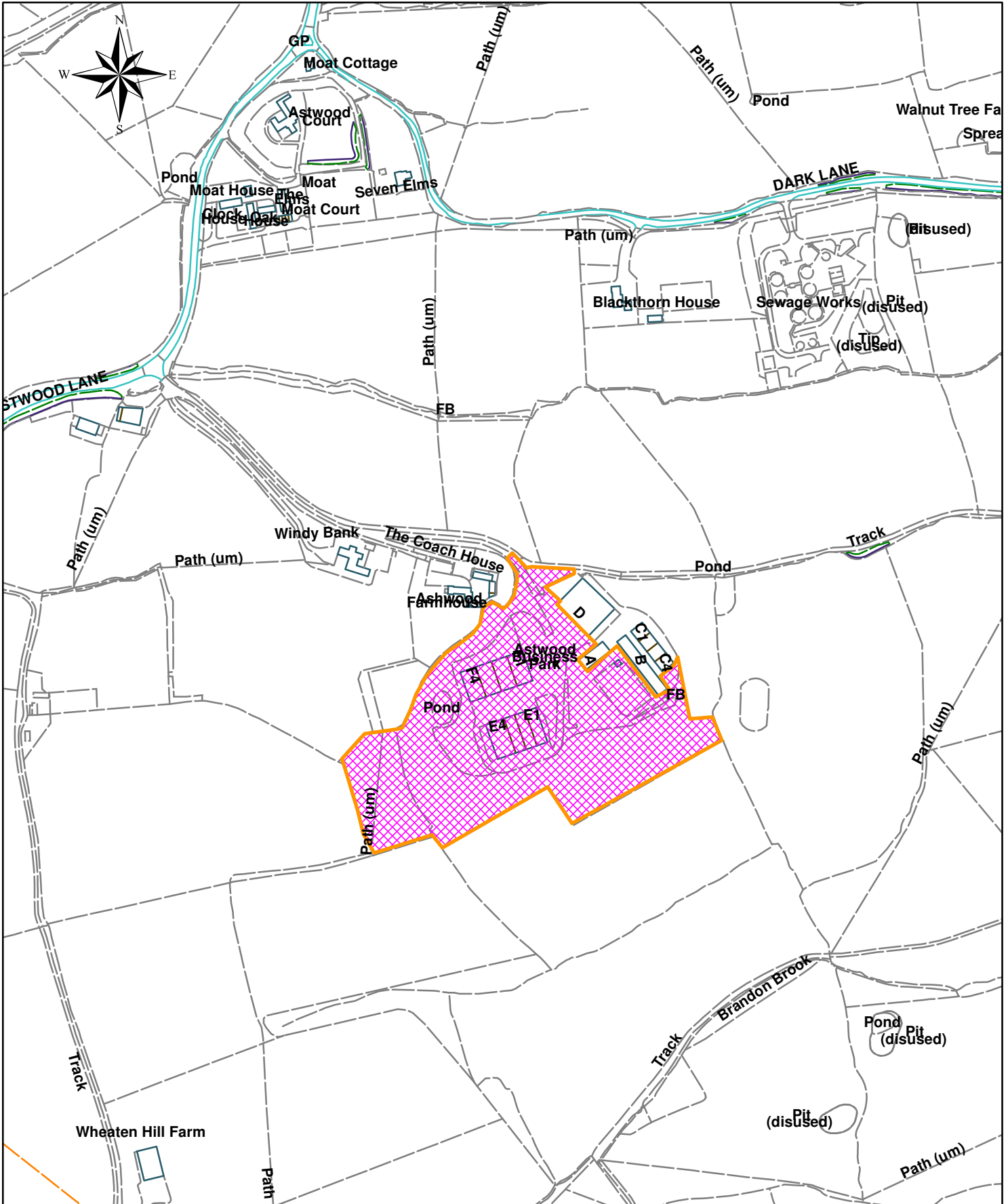
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Council Officers and the applicant have met to discuss concerns raised by the local planning authority prior to the applications determination. The applicant considered that the proposals should be determined as submitted.

**Procedural matters**

This application is being reported to the Planning Committee at the request of Cllr J Potter, Ward Member for Astwood Bank and Feckenham who supports the application





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2016/225/FUL

Astwood Business Park, Astwood Lane

9 November 2016



REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**9<sup>th</sup> November 2016**Planning Application 2016/237/FUL****Demolition of existing single storey offices and erection of 2 storey resited offices.****Bus Depot, Plymouth Road, Southcrest, Redditch, Worcestershire, ,****District:****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**

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 Aspall 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 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:**

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

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

CS01 Prudent Use of Natural Resources

CS02 Care for the Environment

CS07 The Sustainable Location of Development

BBE13 Qualities of Good Design

BNE01A Trees, Woodland and Hedgerows

EEMP01 Employment Provision

**REDDITCH BOROUGH COUNCIL****PLANNING  
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EEMP02 Design of Employment Development  
 ETCR03 Peripheral Zone  
 CT12 Parking Standards

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

Policy 1: Presumption in Favour of Sustainable Development  
 Policy 3: Development Strategy  
 Policy 5: Effective and Efficient use of Land  
 Policy 20: Transport Requirements for New Development  
 Policy 30: Town Centre and Retail Hierarchy  
 Policy 31: Regeneration for Town Centre  
 Policy: 39 Built environment

**Relevant Planning History**

2016/238/FUL	Proposed additional bay to existing workshop.	
2016/261/FUL	Removal of bank and reduce level to highway level and Change of Use from Residential C3 to Sui Generis Bus Depot".	Withdrawn
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 subject to conditions and informatives

**Contaminated Land- Worcestershire Regulatory Services**

Records indicate that this area may be subject to significant issues of contamination .

Assessments and works should be carried out by a competent person and in accordance with the guidance contained in the NPPF recommended that surveys are carried out in accordance with conditions as recommended.

**North Worcestershire Water Management**

No objections - Suggest Conditions

**REDDITCH BOROUGH COUNCIL****PLANNING  
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**North Worcestershire Economic Development And Regeneration**

No objections

**Arboricultural Officer**

Subject to root protection measures and query proximity of tree roots to gas tank - no objections subject to conditions

**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.
- Impact on residential development that has been approved on neighbouring site and potential to sell/develop it with neighbouring uses coming closer.

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

This application should be read in conjunction with 2016/238/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 larger office, training and operations rooms, kitchen and staff room and associated rest room facilities. Given the need to keep the present office working and the reorganisation of the wider site, the siting of the new office is proposed on towards the eastern boundary of the site. The proposal is for two storeys set into the bank. The first floor being smaller to reflect the relationship to the bank, whilst still optimising the potential of the existing site. The main entrance and windows face west

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into the site and will help provide an improved legibility to the site on arrival as you enter through the main gate. No window openings are proposed on the rear of the building (blind back) to ensure the amenities of the properties in Station Way are maintained. The building is a modern portal steel framed office finished with cladding. The final materials may be adequately controlled by conditions to ensure an acceptable appearance to the final design to ensure the development is in accordance with saved policy B(BE)13 of the Borough of Redditch Local Plan 3 and Policy 39 of the emerging Borough Plan 4.

Access/Parking

The entrance to the site will remain unchanged and the resited office will provide an improved layout to the site. 8 car parking spaces will be provided on the site of the existing office and the surface layout and spaces along with cycle provision may be adequately controlled by condition.

Amenity

The new building proposed will be against the current retaining bank and the design as noted above will ensure no direct overlooking or overlooking to either eastern or western boundaries.

The concerns raised regarding the site do not specifically relate to the office development as proposed as they allude the wider operation of the site. However in terms of this proposal this building is considered acceptable and would not lead to a loss of amenity to the neighbouring houses.

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 as below:**

Conditions

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

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

REDDITCH BOROUGH COUNCIL**PLANNING  
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- 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:

PL002	B
PL004	B
PL006	C
PL009	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

- 4) Upon occupation of the new office facility the Existing office building shall be demolished in full and the land laid out for parking in accordance with the plans as submitted and shall not be altered/amended without the prior approval in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in accordance with policy B(BE)13 of the Redditch Borough Local Plan 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.

REDDITCH BOROUGH COUNCIL**PLANNING  
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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.
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



REDDITCH BOROUGH COUNCIL**PLANNING  
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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 first occupation of development, details of 3 secure parking areas for cycles 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.

- 9) Development shall not be occupied until 30 parking spaces for site operatives and visitors have been provided within the application site in accordance with details to be submitted to, and approved by, the Local Planning Authority and such provision shall be retained and kept available for the life of the development .

Reason:- To prevent indiscriminate parking in the interests of highway safety and in accordance with the National Planning Policy Framework.

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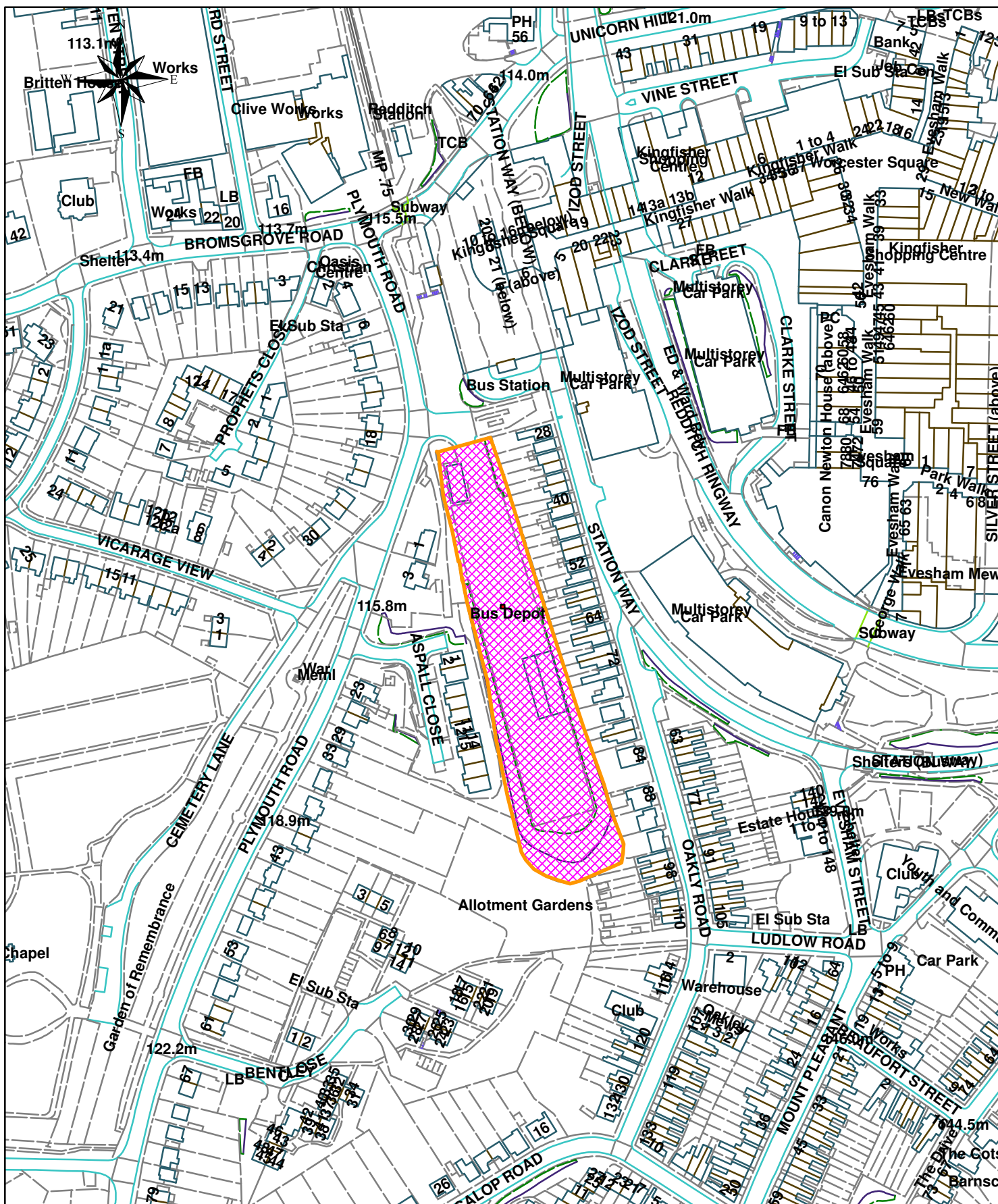
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**Informatives**

- 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 two (or more) objections have been received.



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2016/237/ful

BUS DEPOT PLYMOUTH ROAD REDDITCH

9th November 2016



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

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**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 Aspell 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  
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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 C3 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

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**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  
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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  
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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

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- 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  
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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  
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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.

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

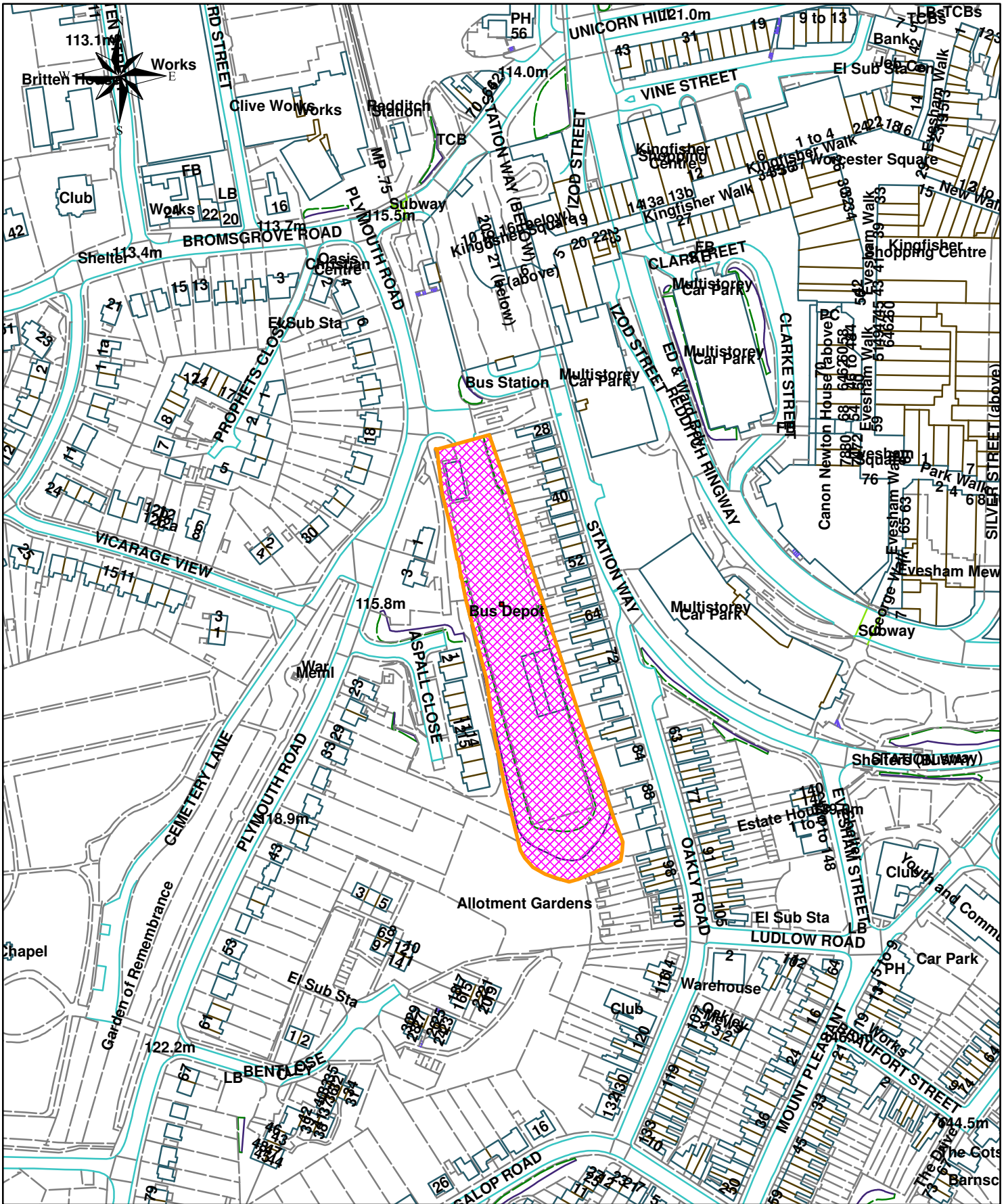
**Informatives**

- 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.





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2016/238/FUL

BUS DEPOT PLYMOUTH ROAD REDDITCH

9th November 2016





REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**9<sup>th</sup> November 2016**Planning Application 2016/283/FUL****Change of use to D2 (assembly and leisure) to the ground floor entrance pod first floor. Alterations to the rear first floor elevation overlooking silver street.****Unit 41A, Evesham Walk, Kingfisher Shopping Centre, Town Centre, Redditch, Worcestershire, B97 4ET,****Applicant: Ms Sian Bowen  
Ward: ABBEY****(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**

This particular site is located at first floor level over shop premises (New Look) linking across from Walford Walk to Evesham Walk. Access will be made at ground floor level from Evesham walk from a new customer entrance and stair. The proposed site is located in part of the former upper floor of the Woolworths retail store in the Kingfisher shopping centre right in the centre of Redditch.

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

BBE13 Qualities of Good Design  
BBE16 Shop fronts  
CS07 The Sustainable Location of Development  
ETCR01 Vitality and Viability of the Town Centre  
ETCR05 Protection of the Retail Core

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

Policy 1: Presumption in Favour of Sustainable Development  
Policy 3: Development Strategy  
Policy 30: Town Centre and Retail Hierarchy  
Policy 31: Regeneration for Town Centre  
Policy 32: Protection of the Retail Core  
Policy 33: Use of Upper Floors  
Policy: 41 Shopfronts and Shopfront Security

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**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**Relevant Planning History**

2001/403/FUL	Extension of Sales floor area to existing Mall area (Retail Use).	14.01.2002
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**Consultations****Highways**

No objections

**North Worcestershire Economic Development and Regeneration**

No objections

**Policy (Town Centre)**

Comments awaited.

**Public Consultation Response**

12 Neighbouring properties Notified – no response received

Site Notice posted - 29.9.16 – Expires 20.10.16

**Assessment of Proposal**

Both the saved policies in the Redditch Borough Local Plan 3 (E(TCR) 1) and Emerging Plan 4 (Policy 30) advocates the enhancement of the Town Centre which will encourage the vitality and viability of Redditch Town Centre. This use is based on the first floor and does not lead to any loss of existing retail space as it is currently unoccupied. The use is a mixed children's play and entertainment area which would be considered complimentary to the existing retail uses in the centre and it is considered that this would lead to an increase of combined/associated visits to the centre.

This use falls within the D2 use as it is an indoor children's 'soft play' area. The D2 use would not fall within the main retail core uses within the centre which may be considered to have a detrimental impact on the retail core of the town centre.

The use in this instance is a large unit but it is located at first floor. Whilst there is an impact in terms of a use falling outside a retail one there is not considered to be a direct impact on policy E(TCR)5 where the use will have an impact on the continuous retail frontages as the policy. Your local plan policies preclude a break of continuous retail

REDDITCH BOROUGH COUNCIL**PLANNING  
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frontages. The only break is the entrance/access area which would not create a large non-retail or 'dead' frontage in the retail frontage area at ground floor.

The proposed new window element will also help provide a glimpse of activity at first floor which will help create a positive vitality to the shopping mall where currently there is none.

There are no adverse issues considered applicable to this unit in terms of amenity and subject to conditions the proposal is 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:**

**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 fenestration and glazing details 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 used for purposes that fall within class D2 (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 of the Borough of Redditch Local Plan No.3

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

REDDITCH BOROUGH COUNCIL**PLANNING  
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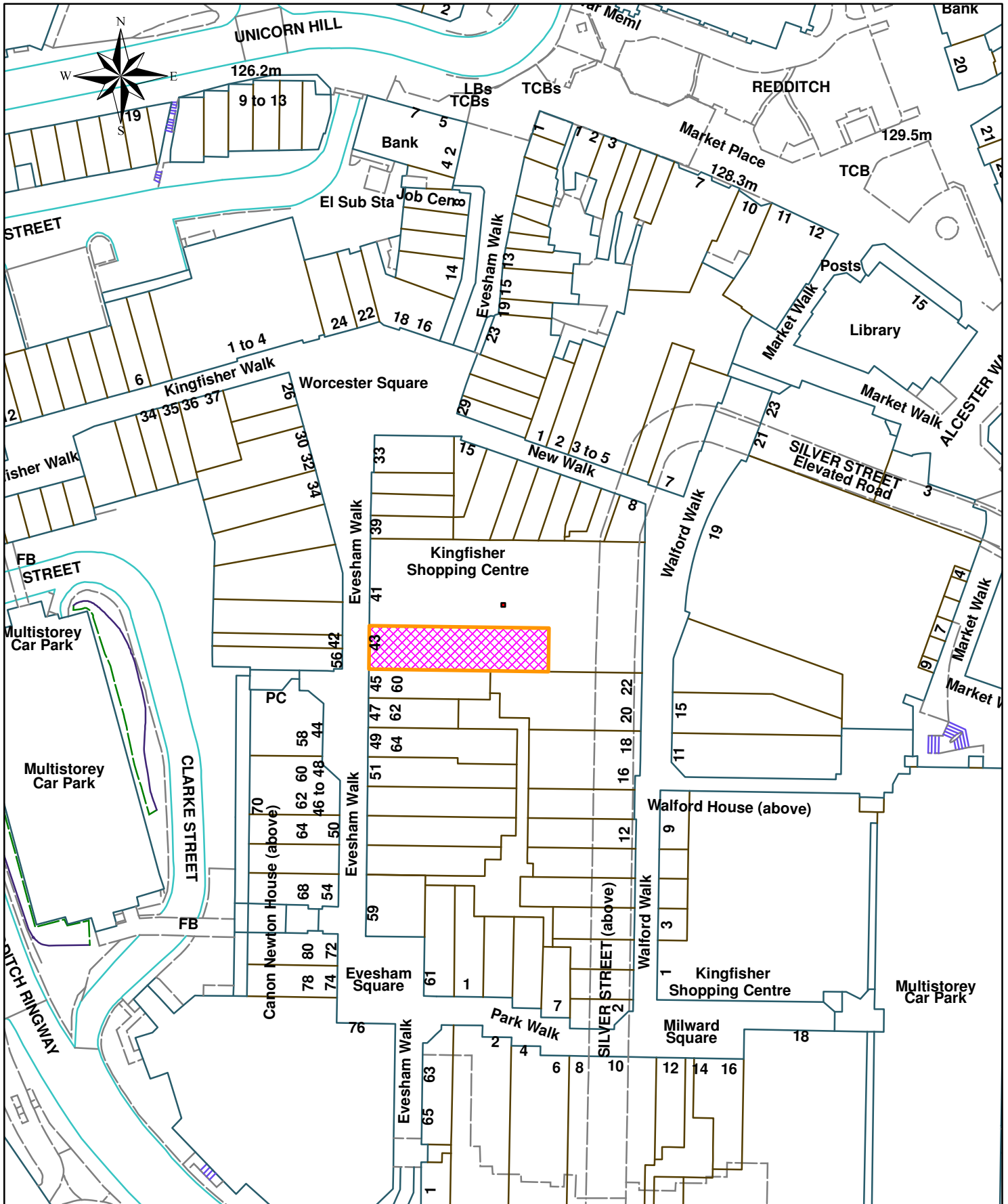
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Location Plan	W1628330 LP1
Existing floor plans	W1628380 PL01
Proposed Shell Floor Plans	W1628380 PL02
Elevations	W1628330 PL03
Draft masterplan	RF 001-801 V2

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

**Procedural matters**

This application is being reported to the Planning Committee because the application falls outside the scheme of delegation to Officers.



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2016/283/FUL

UNIT 41A EVESHAM WALK REDDITCH

9th November 2016



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

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**Planning Application 2016/285/FUL****Partial change of use from A1 (shop) to A5 use (hot food takeaway), ground floor extension and shopfront alterations****Lodge Stores, 17 Flyford Close, Lodge Park, Redditch, B98 7LU****Applicant: Mr D Sooch  
Ward: LODGE PARK****(Site Plan attached)**

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 and Proposal Description**

The site comprises an existing shop premises which is located to the northern side of Flyford Close, Lodge Park. Flyford Close is accessed via Wirehill Drive to the south.

The proposal relates to the provision of a small A5 (hot food takeaway) within the existing premises which operates as a shop (A1 use). A small ground floor extension is also proposed together with minor alterations to the shopfront façade.

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

BBE13 Qualities of Good Design  
BBE16 Shop fronts  
ETCR12 Class A3, A4 and A5

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

Policy 30 Town Centre and Retail Hierarchy  
Policy 40 High Quality Design and Safer Communities  
Policy 41 Shopfronts and Shopfront Security

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**REDDITCH BOROUGH COUNCIL****PLANNING  
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**Consultations****Worcestershire Regulatory Services**

No objection subject to the installation of a suitable ventilation system – can be controlled via condition

**Highway Network Control**

No objection

**Police Crime Risk Manager**

Comments summarised as follows:

Having looked at police incidents for the last 12 months for Flyford Close Redditch I have been unable to find any reported crimes concerning anti-social behaviour.

If the development were to go ahead, this may result in reports of anti-social behaviour. Footfall in the area is likely to increase. The houses near to the application site have frontages that border onto a footpath and these properties may suffer from the noise from increased footfall and possibly from an increase in litter.

As a hot food takeaway, food will be consumed outside the premises. The area outside the application site may become a gathering point whilst people consume their food, which will lead to increased noise and disturbance for residents that live near the premises.

As no dedicated parking is being provided at the site, customers may park in places reserved for residents which may lead to an increase in calls to the police and increased tension in the area.

**Public Consultation Response**

No comments have been received in relation to this application

**Assessment of Proposal**

The extension proposed is modest in size, where bricks and tiles used in its construction would match materials used on the existing premises. The shopfront alterations are insignificant and are also considered to be acceptable.

Policy 30 taken from Emerging Local Plan No.4 sets out the Borough Councils Retail Hierarchy. Tier 1 being retailing in the Town Centre, and Tier 2 representing retailing in the District Centres.

The site is not situated in a District Centre and as such falls within the Tier 3 category which represents individual shops or small groupings of shops. Shops within Tier 3 are expected to continue to provide essential day to day services for local communities to promote sustainability.



REDDITCH BOROUGH COUNCIL**PLANNING  
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Under this proposal, the existing net tradeable floorspace of the shop (85m<sup>2</sup>) would not change. The hot food takeaway element which would be created would amount to 42m<sup>2</sup>. This floorspace would be created as a result of the small (15m<sup>2</sup>) proposed single storey extension together with the re-organisation of existing storage space.

Since the proposals would not result in a loss or reduction of the existing retail offer, the proposals would comply with the provisions of Policy 30.

In accordance with Policy E(TCR)12, the principle of A5 use is acceptable subject to criteria including the impact of the proposal on the residential amenities of the area, and the provision of acceptable servicing facilities.

Although the Crime Risk Manager has raised some concerns, the CRM has confirmed that there have been no reported crimes concerning anti-social behaviour in the area in the past 12 months.

Although hot food takeaways can become gathering points for people, the scale of the development proposed here, with a floor space of marginally over 40 square metres does not suggest to your officers that anti-social behaviour to the detriment of amenity is likely to materially increase over the existing situation. Footfall in the area may increase as a result of granting permission for this application but this will also lead to the premises becoming more viable and successful financially in the future. Enabling Tier 3 category shops to diversify will enable them to continue to provide for the essential day to day services for local communities who would otherwise have to travel by motorised transport to alternative sites, contrary to sustainability objectives.

No objections have been raised by Worcestershire Highways, due to the fact that the premises currently provides and will continue to provide for the day to day needs of the local community where customers will typically walk to the site rather than travel by car. It is noted that no objections have been received following the neighbour notification exercise.

It is considered that the proposals comply with the relevant local and national planning policies and no material considerations have been identified 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:**

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

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

Location and Site Plan  
Existing Elevations  
Proposed Elevations

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) The use hereby permitted shall not commence until a scheme for the installation of odour control equipment has been submitted to and approved by the local planning authority in writing and the scheme implemented in accordance with the approved details. Such equipment shall be operated and maintained in accordance with the manufacturer's instructions.

Reason:- In the interests of neighbour's amenity. In the interests of the visual amenity of the street scene and in accordance with Policy E(TCR).12 of the Borough of Redditch Local Plan No.3.

- 4) The use hereby approved shall only be open to the public between the hours of 7.00 and 23.00 daily

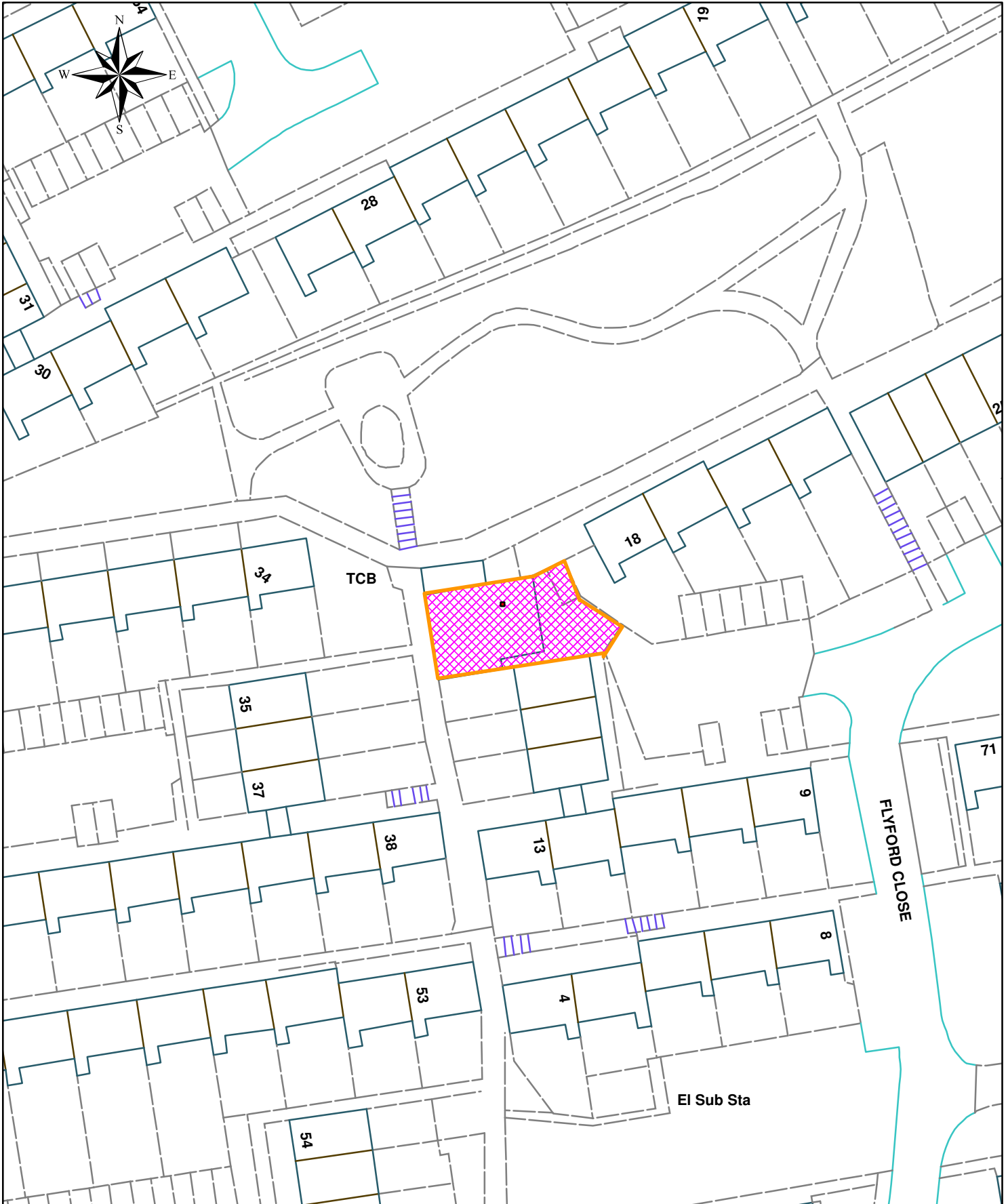
Reason: In the interests of nearby residential amenity and in order to comply with Policy B (BE) 13 of the Borough of Redditch Local Plan No. 3.

**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.

**Procedural matters**

This application is being reported to the Planning Committee because the application involves the creation of a new A5 use. As such the application falls outside the scheme of delegation to Officers.



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2016/285/FUL

Lodge Stores, 17 Flyford Close

9 November 2016



REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**9<sup>th</sup> November 2016**APPEAL OUTCOMES – INFORMATION REPORT**

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

**1. Purpose of Report**

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

**2. Recommendation**

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

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

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

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

Relevant planning application files.

**5. Consultation**

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

**6. Author of Report**

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

**7. Appendices**

Appendix - Outcomes of Planning Appeals



**OUTCOMES OF PLANNING APPEALS**

Reference	Site location	Proposal	Ward	RBC Decision type	Type of appeal	Appeal type	Appeal outcome
2015/071/S73 <b>Case Officer:</b> Steven Edden <b>Tel:</b> 01527 548474	12 The Square Feckenham Redditch Worcestershire B96 6HR	Variation of Condition 4 (application reference 2008/184/FUL) : Drawing number 1428/100A and removal of Condition 6 of (planning reference 2008/184/FUL) to allow insertion of windows to rear elevation of property	ASTWOOD BANK AND FECKENHAM	Application Refused	Appeal Against Refusal	Fast Track Appeal	Appeal Dismissed 05/05/2016
2015/256/FUL <b>Case Officer:</b> Emma Newfield <b>Tel:</b> 01527 587031	25A Dagtail Lane Redditch Worcestershire B97 5QT	Resubmission of application 2015/176 for a proposed new dwelling	ASTWOOD BANK AND FECKENHAM	Application Refused	Appeal Against Refusal	Written Representation	Appeal Dismissed 27/06/2016

**REDDITCH BOROUGH COUNCIL**

<b>Reference</b>	<b>Site location</b>	<b>Proposal</b>	<b>Ward</b>	<b>RBC Decision type</b>	<b>Type of appeal</b>	<b>Appeal type</b>	<b>Appeal outcome</b>
2015/316/COUP RO <b>Case Officer:</b> David Kelly <b>Tel:</b> 01527 881345	Rockhill Farm Astwood Lane Astwood Bank Worcestershire B96 6HP	Change of use of Agricultural Barns into three dwellings	ASTWOOD BANK AND FECKENHAM	Prior Approval Required But Not Granted	Appeal Against Refusal	Written Representation	Appeal Allowed 12/07/2016
2015/335/FUL <b>Case Officer:</b> Charlotte Wood <b>Tel:</b> 01527 64252 ext.3412	Mill End Cottage Feckenham Road Hunt End Redditch B97 5QG	single storey rear extension	ASTWOOD BANK AND FECKENHAM	Application Refused	Appeal Against Refusal	Fast Track Appeal	Appeal Dismissed 16/05/2016