



Planning Committee

Wed 12 Jul
2017
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

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**If you have any queries on this Agenda please contact
Jan Smyth**

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REDDITCH BOROUGH COUNCIL
PLANNING COMMITTEE



GUIDANCE ON PUBLIC
SPEAKING

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

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

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

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

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

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.3, the County Structure Plan (comprising the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) Members of the public are now able to record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. The exception to this involves exempt / confidential information to be considered, when members of the public may be excluded from the meeting, the reason(s) for which will be defined in the Exclusion of the Public item on the Planning Committee Agenda.

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

- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn. 3266 before 12 noon on the day of the meeting.

Further assistance:

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

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

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

Planning

Wednesday, 12th July, 2017

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

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

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes - 14th June 2017 (Pages 1 - 4)

4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

5. Planning Application 2016/276/FUL - Land off Prospect Hill, Town Centre, Redditch - Mr John Murphy (Pages 5 - 18)

Report attached / Site Plan under separate cover.

6. Planning Application 2017/00442/FUL and Listed Building Consent Application 2017/00535/LBC - Stables, Tookeys Farm, Tookeys Drive, Astwood Bank, Redditch B96 6BB - Ms Melanie Marling (Pages 19 - 24)

Report attached / Site Plan under separate cover.

7. Planning Application 2017/00481/FUL - 33 Hoopers Lane, Astwood Bank, Redditch - Ms Laraine Steele (Pages 25 - 28)

Report attached / site Plan under separate cover.

8. Planning Application 2017/00499/OUT - Land at Church Road / Pumphouse Lane, Webheath, Redditch B97 5PG - Mr G Whitehouse (Pages 29 - 40)

Report attached / Site Plan under separate cover.

- 9.** Planning Application 2017/00542/OUT - Land off Green Lane (rear of Alexandra Hospital), Green Lane, Studley, B98 7UB - Mr Luke Webb (Pages 41 - 84)

Report attached / Site Plan under separate cover.



Planning

Committee

Wednesday, 14 June 2017

MINUTES

Present:

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

Officers:

Amar Hussain, Helena Plant and Charlotte Wood

Democratic Services Officer:

Jan Smyth

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

Councillors Andy Fry (Chairman), Yvonne Smith, Roger Bennett, Mike Chalk, Matthew Dormer, Gareth Prosser, Jenny Wheeler and Nina Wood-Ford, declared Other Disclosable Interests in Agenda Item 5 (Planning Application 2017/00439/FUL – Land adjoining 20 Old Crest Avenue, Southcrest, Redditch B98 7EG) as detailed in Minute 5 below.

3. CONFIRMATION OF MINUTES - 12TH APRIL 2017

RESOLVED that

the minutes of the meeting of the Planning Committee held on 12th April 2017 be confirmed as a correct record and signed by the Chair.

4. UPDATE REPORTS

The published Update Report for the Application to be considered was noted.

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Chair

Planning Committee

Wednesday, 14 June 2017

5. **PLANNING APPLICATION 2017/00439/FUL –
LAND ADJOINING 20 OLD CREST AVENUE, SOUTHCREST,
REDDITCH B98 7EG - MR B YENG**

Proposed end terrace dwelling

RESOLVED that

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

- 1) **the Conditions set out on pages 8 and 9 of the main agenda report but with Condition 5 substituted as detailed below:**

Substitute Condition 5

- 5) **Prior to the first delivery of materials to the site, the fencing to the material storage area and the site perimeter shall be installed on the site in accordance with the Engineering Layout Plan (drawing no. 1395.6a).**

The development shall otherwise be carried out in accordance with the Construction Management Statement (L Brian King – revised 13.06.2017) and the Engineering Layout Plan (drawing No. 1395.6a). The details approved shall be adhered to for the duration of all construction works at the site.

Reason: Due to the constraints of the site and in the interests of protecting neighbouring and visual amenity; and

- 2) **the following Highway Informatives:**
- 1) **before any work is commenced upon the development hereby approved, representatives of Worcestershire County Council, as the Highway Authority, and the Applicant, shall carry out a joint survey / inspection on the area to be used for unloading / storage of materials. Following completion of the development any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.**

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- 2) **The Applicant to obtain the necessary temporary licence to enable the use / storage of materials on the grass verge located opposite 20 Old Crest Avenue near the steps.**
- 3) **No storage of materials on 3rd party land without permission.**

(Officers provided an update report on a proposed substitution of Condition 5 in the main report following receipt of a Construction Management Plan considered acceptable by the Highways Authority. Members also noted the Highways Authority's recommendation that a number of Informatives be included in the Decision Notice should the Committee be minded to approve the Application, as detailed in the published Update report, copies of which were provided to Committee Members and the public gallery prior to commencement of the meeting.)

(Prior to consideration of the Application, Councillors Andy Fry (Chair), Yvonne Smith (Vice-Chair), Roger Bennett, Mike Chalk, Matthew Dormer, Gareth Prosser, Jenny Wheeler and Nina Wood-Ford, declared a collective Other Disclosable Interest in this matter, in that they were acquainted with the Applicant. All Members considered and voted on the matter.)

The Meeting commenced at 7.00 pm
and closed at 7.34 pm

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CHAIR

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REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**12th July 2017

Planning Application 2016/276/FUL**Erection of apartment block to north-west corner of site comprising 10 no. apartments (8 x 2 bed and 2 x 3 bed) retaining the remainder of the site as a public car park****Land off Prospect Hill, Town Centre, Redditch****Applicant: Mr John Murphy
Ward: Abbey Ward****(see additional papers for site plan)**

The author of this report is Steve Edden, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site relates to a triangular parcel of land sited forming part of an existing (permit holders) car park.

It is situated on the eastern side of Prospect Hill on the northern edge of the Town Centre boundary. To the immediate west of the site is a newly erected 14 bed supported living apartment block, now known as Samuel Place, which has been erected following the granting of permission under reference 2014/189/FUL. Access to that development is by means of the shared access to the car park from Prospect Hill. The site is bounded to the south and east by the Redditch Ringway, whilst to the north lie office buildings including the three storey Osprey House. Immediately beyond the sites south-western boundary lies a pay and display public car park which is accessed independently off Prospect Hill.

The site itself is generally open and roughly surfaced in gravel. It supports a number of trees, many of which are protected by means of Borough of Redditch TPO No.148.

The application site forms part of the Town Centre Strategic Site in the Borough of Redditch Local Plan No.4 (Policy 31 Regeneration for the Town Centre) and has an identified capacity of around 70 dwellings.

Proposal Description

Full planning permission is sought to erect 10 new apartments which would be provided as follows:

- * 8 x 2 bed flats
- * 2 x 3 bed flats

The building would provide accommodation over three storeys and would be contemporary in appearance using a variety of materials in its construction including multi

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COMMITTEE**12th July 2017

blend red brick, white render, dark grey rainscreen cladding combined with large areas of glazing.

Should permission be granted, the proposed development would be served via the existing car park access which itself is via Prospect Hill. To the rear (east) of the proposed apartment block, a grassed amenity area including a number of trees protected under the Borough of Redditch TPO No.148 would be provided. Beyond this, again to the east would be a private car parking area (12 spaces) to serve the development.

Relevant Policies:**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 15: Climate Change
Policy 16: Natural Environment
Policy 31: Regeneration for the Town Centre
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework
National Planning Practice Guidance
SPG Encouraging Good Design
SPD Open Space Provision
Worcestershire Waste Core Strategy

Constraints

Borough of Redditch TPO No.148

Relevant Planning History

None

Consultations**Arboricultural Officer**

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

RBC Development Plans

Comments summarised as follows:

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The application site forms part of the Town Centre Strategic Site in the Borough of Redditch Local Plan No.4 and has an identified capacity of around 70 dwellings. The site was previously allocated in the Borough of Redditch Local Plan No.3 as a site reserved for residential development to meet the Strategic Housing Requirement, should insufficient development take place over the lifetime of Local Plan No.3. The principle of residential development on this site has long been established and is a brownfield site in a sustainable town centre location, indicating that the proposal can be supported from a Planning Policy perspective.

The (former) Prospect Hill SPD, which is referred to in some of the representations received has not been saved as part of Local Plan No.4 and therefore carries no weight. The SPD did state that development of this site should make provision for existing car parking on site or in the immediate vicinity and I am aware that there is a Commission for the New Towns/ HCA agreement relating to provision of car parking to compliment the provision of office space at Grosvenor House and St Stephens House, most recently updated in the mid 1990s.

The Parking Agreement which is in place states that parking should be provided in association with the office buildings either on the Prospect Hill site or within a 400m vicinity. Proposals for development on the Prospect Hill site should be taken on their merits and whether they comply with this Parking Agreement. There are clauses in the Parking Agreement which state that the location and a reduction in the quantity of parking spaces may be varied in certain circumstances. One of the closest car parks to Grosvenor House and St Stephens House is Car Park 7, which is located on Church Road, well within the 400m distance stated in the Parking Agreement. This car park offers contractual parking for businesses around Church Green and the immediate vicinity. There may be opportunities for contractual parking facilities in other multi-storey car parks through discussion with the Kingfisher Centre Management, which also fall within the 400m zone. It is not accepted that parking for Grosvenor House and St Stephens House on this site has to be provided on the site itself.

According to our records, no objections were raised by the public regarding the strategic housing site allocation in Local Plan 4.

Education Authority

The Local Authority will not be seeking a Planning Obligation for an Education Contribution for the development, as submitted.

North Worcestershire Water Management

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

Contaminated Land Worcestershire Regulatory Services

No objection subject to suitably worded conditions with respect to contamination

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Worcestershire Archaeological Service

No objections subject to the inclusion of an archaeology condition

Highway Network Control

Comments that the proposed development is in a highly sustainable location and that the provision of 12 car parking spaces is acceptable in highway terms, particularly when a public car park, which is not used to capacity, is located in close proximity to the site.

It is appropriate that promoters of planned development contribute toward the measures needed to support the delivery of the growth set out in the adopted Borough of Redditch Local Plan. A financial contribution of £14,675 is therefore sought to mitigate the cumulative impact of the Local Planning Authority's planned growth and additional demands on the wider transport network that the development will generate. The contribution is proportionate in scale to the development and is reasonable and should be secured by planning obligation.

The development site is located in the vicinity of cycle and walking routes which provide links to Redditch town centre. The development sites must have adequate connectivity to the cycle / walking network through appropriate route signage.

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

- o The provision of dropped kerbs and tactile paving to improve the footways and crossing points along Prospect Hill
- o The provision of improved signage indicating routes for pedestrians and cyclists to the Town Centre along Prospect Hill which is part of the recommended route for cyclists providing links to Redditch Town Centre.

The County Council raise no objection to the development in highway safety terms subject to the satisfactory completion of the legal agreement set out above and subject to the imposition of appropriate planning conditions covering access, turning and parking provision, cycle parking and electric vehicle rapid charging point provision.

Police Crime Risk Manager

No objection

Town Centre Co-ordinator

I support the principle of residential development on this site

Public Consultation Response

6 representations received in objection

Comments are summarised as follows:

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- * We are a business in Grosvenor House and lease a number of car parking spaces in the Prospect Hill car park. The car park provides convenient and close parking to our employees. If the development goes ahead it will have a detrimental effect on our ability to attract new employees into the area, given that affordable, convenient parking in the area is difficult to find.
- * The proposals will impact on the viability of Grosvenor House and St. Stephens House.
- * The Bromford development (Samuel Place) has already taken car parking spaces from the wider car park area and the proposed development will result in the loss of further car parking
- * The development would be over-intensive
- * On-Street parking is likely to increase

Assessment of Proposal**Principle of development**

The application site is part of a larger site that in 2007 was the subject of a Supplementary Planning Document. At that time the larger site was a reserve housing site, identified through BOR LP3, with the capacity for some 61 dwellings on brownfield land. The urban location of the site, in the context of the core principle of the NPPF as promoting sustainable development, is noted.

The Prospect Hill SPD was not saved beyond the lifetime of LP3 and therefore, since the adoption of LP4 in January of this year, the contents of the SPD hold no weight. However, the Borough of Redditch Local Plan No.4 identifies the site as a Town Centre Strategic Site covered by Policy 31, a policy which seeks to reinforce and strengthen the role of the Town Centre. The development complies with the aims of this policy by increasing residential accommodation; one of the guiding principles identified in the Town Centre Strategy and by facilitating the residential aspect of a mixed use that is envisaged for the wider Prospect Hill site. The Policy clarifies that smaller land parcels do not need to be developed at the same time but that individual sites do need to promote good linkages with the Town Centre.

Given the above, the principle of residential use is therefore considered acceptable.

Design and Layout of development

The shape and sloping nature of the site together with, in particular, Tree Preservation Order 148 are significant constraints to development. Never-the less, the site is identified as a strategic site in a highly sustainable, key edge of Town Centre location where higher housing densities are encouraged. The scheme is considered to represent a relatively high density form of development whilst integrating well and being sensitive to the surrounding local context which is a key requirement of the development plan.

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The proposed apartment scheme is unashamedly modern in appearance but reflective of both the three storey Osprey House building immediately to the north of the site and also to the 14 unit apartment scheme 'Samuel Place' to the immediate west.

The pallet of materials proposed includes red brick and white render which are present in many of the surrounding buildings. In addition, dark grey rainscreen cladding and significant areas of glazing have been introduced to enhance its design. Whilst having accommodation over three storeys, unlike Samuel Place which is two storey, the building would be flat roofed, reducing its overall height (a little over 9 metres) such that it would be only marginally taller than the Samuel Place apartment scheme. The buildings location within the site would not be particularly imposing from main public vantage points.

Given the varied nature of the buildings along this section of Prospect Hill the design of the development is considered to be appropriate.

The siting of the development and its relationship with nearby occupiers is such that the development would not cause harm to amenity. No objections have been received from occupiers who reside at Samuel Place, the nearest residential use.

Private amenity space for future occupiers of the development which would be located to the immediate east of the apartment block comprises a large communal grassed area incorporating two mature trees which are protected under TPO 148. The space provided would be in compliance with the Councils adopted SPG 'Encouraging Good Design' and as such, officers are satisfied that the scheme could not be regarded as an over-development of the site.

Trees and ecology

Existing protected trees are integral to the scheme and will help to assimilate the proposed development into the landscape. Additional planting would be provided by way of a landscaping scheme condition. Subject to the imposition of such a condition together with a condition which would protect retained trees during the construction process, the Councils Tree Officer has raised no objection.

Highway Matters

Following a visit to the site on Wednesday 28th June at 10.30am, it was observed that there were only four cars using the public Pay and Display facility and the permit holder parking appeared to be no more than approximately 60% full, which indicates that it is not currently being used to capacity. The objections received largely focus on the on-going viability of Grosvenor House and St Stephens House as an office facility. The RBC Development Plans Officer has stated that the parking agreement referred to by many of the objectors does not require that parking be provided for those uses on the site itself, just within a 400m vicinity.

There is considered to already be an over provision of car parking within Redditch Town Centre. In addition to five multi-storey car parks operated by the Kingfisher Shopping

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Centre, there is provision at Bates Hill, Ipsley Street, Victoria Street, Redditch Train Station and Church Green, the majority of which are all accessible within a 400m vicinity of Grosvenor House and St Stephens House and there may be opportunities for contractual parking facilities in other multi-storey car parks through discussion with the Kingfisher Centre Management, which also fall within the 400m zone.

No objections were raised by the public regarding the strategic housing site allocation in Local Plan 4.

St Stephens House was refurbished in around 2012 and has largely remained empty since this time. Furthermore, there is currently a valid Prior Notification Permission in place which allows St Stephens House to be converted to residential use (54 apartments).

Parking to be provided for occupiers of the proposed new development is considered to be acceptable to County Highways and as part of any approval, the applicant has agreed to enter into a planning obligation which would provide dropped kerbs and tactile paving to improve the footways and crossing points along Prospect Hill together with improved signage for pedestrians and cyclists to the Town Centre.

Other considerations

A number of matters require control through conditions. Given the known heritage assets in the vicinity, notably, British Mills and Windsor Mills (both Grade II listed buildings), together with the fact that the development area is situated adjacent to part of a medieval street system of Redditch which runs in a broadly north-south direction along the line of what is now Birmingham Road, suitable archaeological conditions are proposed to include a written scheme of investigation. This approach would be consistent with Paragraph 141 of the NPPF. Other necessary and relevant conditions are listed in full later in this report.

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 off site open space provision due to increased demand/requirements from future residents, required in compliance with the SPD
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4

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- Contributions to Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan 3 Development Control (Transport) Policy

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

Conclusion

The site has been identified as being suitable for residential development over a significant period of time. The proposals comply with the aims and objectives of the relevant policies and would not inhibit development of the wider part of the site.

The detailed design, form and layout of the development is considered to be appropriate in its context and subject to suitable conditions and legal agreement is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

RECOMMENDATION:

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

a) The satisfactory completion of a S106 planning obligation ensuring that:

- * Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD
- * Contributions are paid to the Borough Council towards the provision of wheelie bins for new development
- * Contributions are paid to the Borough Council towards securing improvements and environmental enhancements to the Town Centre
- * Contributions are paid to Worcestershire County Council for localised improvements to the cycle and walking network

and

b) The conditions and informatives as listed below:**Conditions:**

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

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

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

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

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

Reason:- In the interests of the visual amenity of the area

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

Reason:- In the interests of the visual amenity of the area

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

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

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

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appropriate references to be inserted here

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area

- 7) No development approved by this permission shall be commenced until:
- a) A desktop study identifying previous site uses, potential contaminants and other relevant information and using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been undertaken and submitted in approval for writing by the LPA;
 - b) If deemed necessary as a result of the desktop study, a site investigation has been designed using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model), and has been submitted to and approved in writing by the LPA;
 - c) The site investigation has been undertaken in accordance with details approved and a risk assessment has been produced;
 - d) A method statement detailing the remediation requirements using the information obtained from the site investigation has been approved in writing by the LPA.

Reason: To identify contamination which may pose a risk to the environment or harm to human health and in accordance with National Planning Policy Framework.

- 8) If during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing with the LPA) shall be carried out until either;
- a site investigation has been designed and undertaken in accordance with details approved in writing by the LPA, a risk assessment has been produced and a method statement detailing the remediation requirements using the information obtained from the site investigation has been approved by the LPA or;
 - If the above has been previously undertaken, the developer has submitted and obtained written approval from the LPA for an addendum to the method statement detailing how this unsuspected contamination shall be dealt with.

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Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters and in accordance with National Planning Policy Framework.

- 9) All remediation works detailed in the method statement shall be undertaken and a report submitted to the LPA providing verification that the works have been carried out in accordance with the approved details.

Reason: To protect controlled waters by ensuring that the remediated site has been claimed to an appropriate standard and in accordance with National Planning Policy Framework.

- 10) Prior to occupation of the development, full details of refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation.

Reason:- In the interests of providing adequate refuse storage capacity in a visually acceptable manner. To ensure refuse storage is reasonably accessible to facilitate the collection of refuse from the development. In the interests of amenity and in accordance with the Local Plan Policies.

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

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

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

Reason: In the interests of sustainability

- 13) The development hereby permitted shall not be brought into use until one of the new parking spaces has been equipped with an electric vehicle rapid charging point and once provided it shall be retained and maintained as such at all times.

Reason: In the interests of sustainability

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

Reason: To ensure that any below-ground archaeological interests are properly discovered and protected to avoid any possible damage

The development shall not be occupied until the site investigation and post investigation has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect any below-ground archaeological interests.

- 15) All trees shown as being retained shall be protected in accordance with the requirements of BS5837:2012 during the course of all on-site development works

Reason: To ensure adequate protection to trees in the interests of the visual amenities of the area

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway.

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

- 3) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

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

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Planning Application 17/00442/FUL**AND****Listed Building Consent
17/00535/LBC****Demolition of existing stables and lean to. Construction of commercial cattery unit.****Stables, Tookeys Farm, Tookeys Drive, Astwood Bank, Redditch, B96 6BB****Applicant: Mrs Melanie Marling
Ward: Astwood Bank and Feckenham****(see additional papers for site plan)****This is a joint report covering the planning application and listed building consent applications noted above and the material considerations arising from both applications.**

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

Site Description

The site comprises an existing red brick barn building, curtilage listed due to its historic association with Tookeys Farmhouse which is listed Grade II*. Its current use is as a stable building used as part of the wider lawful use of the site for equestrian purposes. To the northern side of the building there is an ad hoc range of buildings used as stables and as a covered tack and feed store, constructed in iron sheeting and timber. The site lies within the Green Belt.

Proposal description

Planning Permission and Listed Building Consent is being sought for the removal of existing stable buildings attached to the northern side of the red brick barn and the replacement with a purpose built structure for use as a cattery. An existing doorway opening in to the existing red brick barn building will be partially blocked up and an existing storage area used as an office in association with the new use. No other works are required to the fabric of the existing barn.

Relevant Policies:**Borough of Redditch Local Plan No. 4
Policy 8: Green Belt**

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Policy 27: Rural Economic Development
Policy 36: Historic Environment
Policy 37: Historic Buildings and Structures

Others

National Planning Policy Framework

Relevant Planning History

None

Consultations**Conservation Advisor**

Conclusion of second response received 20.06.2017 following visit to the site:

In summary, I am content from my site visit that the proposal would have negligible impact on the setting of the grade II* listed Tookeys Farmhouse and the wider farmstead environment, being a modest change to an environment that is characterised by working buildings, replacing an existing 'lean to' construction with a more formal building which will allow the farm to operate more viably.

Historic England

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

Application No. 17/00442/FUL

Thank you for your letter of 19 May 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Arrangements for Handling Heritage Applications Direction 2015

Application No. 17/00535/LBC

Thank you for your letter of 19 May 2017 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments.

Worcestershire Regulatory Services

No objection to the application in terms of noise / nuisance.

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Worcestershire County Council Highway Authority

I have no highway objections to the proposed COU which includes the demolition of existing stables and lean to and the construction of commercial cattery unit. Car parking is available on site and this proposal would lead to a reduced number of vehicular trips to the site.

PROPOSAL: Demolition of existing stables and lean to. Construction of commercial cattery unit.

LOCATION: Tookeys Farm Tookeys Drive Redditch Worcestershire B96 6BB

The Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015:-

Has No Objection to the grant of permission.

Public Consultation Response

Two representations have been received which raise concerns with respect to highway matters:

- Traffic speeds along the access drive
- Quantity of traffic
- Potential increase in traffic due to the additional business

Assessment of Proposal**Green Belt**

The site lies within the Green Belt, where Policy 8 of the Borough of Redditch Local Plan No.4 requires that planning applications are determined in accordance with national planning guidance on Green Belts. Paragraph 89 of the National Planning Policy Framework (NPPF) sets out the closed list of 'not inappropriate' development with respect to new buildings within the Green Belt. Whilst the proposal will in part replace some existing buildings at the site and the new building will not be materially larger than the existing buildings, the proposal will fail to comply with bullet point four of paragraph 89 as the replacement buildings will be in a different use. Bullet point three, however, states that the extension or alteration of a building is 'not inappropriate' as long as it does not result in a disproportionate addition to the existing building. In this case the extension will represent a 42.6% increase in floor area over the original building which is considered proportionate in this case. Furthermore, the design and positioning of the proposed building is such that the built form is consolidated, reducing the developed area within the Green Belt and resulting in a benefit in terms of openness.

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Impact on the Listed Building

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) in determining planning application shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and furthermore the NPPF requires at paragraph 131 that LPAs take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- o the desirability of new development making a positive contribution to local character and distinctiveness.'

The proposed building is considered curtilage listed having regard to its historic association with Tookeys Farmhouse which is listed Grade II*. In this case, having undertaken a site visit with the Council's Conservation Advisor, it is considered that the proposed extension will have a negligible impact on the setting of the Grade II* listed building due to the limited visual interrelationship between the two buildings and sufficient boundary screening as well as requiring no removal of historic fabric from the existing building. It is also proposed to construct the building in similar materials to the existing equine buildings on the site. As such it is considered that there is no justifiable reason to refuse planning permission or listed building consent on heritage grounds.

Other matters

The representations received relating to the application raise matters concerned with traffic along the private access road in to the site. The applicant's agent advises that due to the condition of the access drive, travelling at high speeds along it is difficult. Furthermore, it is anticipated that visitor trips to the site will be reduced due to the proposed cattery being a part replacement for livery facilities. The Highway Authority have not objected the proposal and mindful of the advice in the NPPF at paragraph 32, that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe, it is considered unreasonable to refuse planning permission on this basis in this instance.

Worcestershire Regulatory Services have been consulted in respect to the potential impact of noise and nuisance and they raise no objection to the proposal. It is of note that separate licensing arrangements exist under separate legislation.

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Planning Application 2017/00442/FUL**RECOMMENDATION**

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

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

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

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

C1617 - 74 Rev A

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

AND;**Listed Building Consent Application 201700535/LBC****RECOMMENDATION:**

That having regard to the development plan and to all other material considerations, listed building consent be GRANTED subject to the following conditions:

1. The development to which this Listed Building Consent 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 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

C1617 - 74 Rev A

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

3. All new brickwork used to infill the doorway as shown on the approved plan shall be finished in materials to match in colour, form and texture those on the existing building,

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

Procedural matters

These applications are being reported to the Planning Committee because two (or more) objections have been received.

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Planning Application 17/00481/FUL**First floor bedroom and en-suite extension over garage****33 Hoopers Lane, Astwood Bank, Redditch, B96 6AP****Applicant: Ms Laraine Steele**
Ward: Astwood Bank And Feckenham Ward**(see additional papers for site plan)**

The author of this report is Charlotte Stearman, Planning Officer (DM), who can be contacted on Tel: 01527 881608 Email: charlotte.stearman@bromsgroveandredditch.gov.uk for more information

Site Description

The application relates to a semi-detached dwelling, which is located to the eastern side of Hoopers Lane, Astwood Bank.

Proposal Description

Planning permission is sought for a first floor side extension above an existing garage which would accommodate a new bedroom and bathroom.

Relevant Policies:**Borough of Redditch Local Plan No. 4**

Policy 1 Presumption in Favour of Sustainable Development
Policy 39 Built Environment
Policy 40 High Quality Design and Safer Communities

Others

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

Relevant Planning History

2013/083/FUL Extension to dwelling Approved 22.05.2013

Public Consultation Response

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

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- The proposed extension would not be in keeping with the other semi-detached dwellings in the streetscene and could create a terracing effect
- Significant overlooking resulting in loss of privacy would occur to the detriment of amenity
- Concerns that the proposed extension will result in the loss of light harming amenity

Three representations have been received supporting the application. Comments received are summarised as follows:

- Our neighbour has taken nearby properties into consideration by amending plans which reduce the scale of the extension. As such the extensions would actually enhance the appearance of Hoopers Lane
- I do not think that existing light levels reaching nearby houses would be affected
- The proposals would not adversely affect parking provision in the Street

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

Assessment of Proposal

The application site is situated within a residential area of Astwood Bank where all development proposals are expected to contribute positively to the local character of the area and respond to and integrate with the distinctive features of the environment.

Having sought amendments to the scheme as originally submitted, the proposed extensions are now considered to comply with adopted policies of the development plan.

In this case, the character of Hoopers Lane is defined by dwellings of the same or very similar design with wide spaces between each property. Whilst some dwellings have been extended, this spacious character has been retained. If the property were to be extended at first floor level, views of properties beyond the confines of Hoopers Lane would still be possible and therefore harm caused to the character of a street where some properties have already been extended would be considered negligible. The principle therefore of extending at first floor level to the side of the dwelling is considered to be acceptable.

The first floor extension has been 'set back' approximately 4m from the existing front (principal) elevation of the dwelling extending beyond the rear of the property. This reduces the impact of the extension in the street, allowing the existing perception of spaciousness between No.33 and 35 Hoopers Lane to be maintained.

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The extensions are considered to comply with the guidance set out in the Councils SPG Encouraging Good Design Guide which advises that for extensions to be successful they should be smaller and less significant in scale than the existing dwelling. As stated above, the front wall to the extension has been significantly set back from the existing principal elevation. The extensions roof (ridge) line has been lowered by approximately 1m from that of the existing dwelling where the pitched roof serving the extension matches the angle of the existing pitched roof. This results in a subordinate extension ensuring that the existing property maintains dominance over the extension in accordance with the above SPG.

Your officers have carefully assessed the impact the proposals would have upon nearby residents and have concluded that no loss of amenity would result through loss of privacy, outlook or loss of light having regard to orientation, space between dwellings and having regard to the 45 degree code set out in the Councils SPG which is used as a guide to assess potential loss of light to nearby occupiers.

The scheme has raised no additional material planning issues and therefore can be recommended for approval.

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) The development hereby permitted shall be carried out in accordance with the Materials specified in Question 11 of the Application Form and the Approved Plans/ Drawings listed in this notice:

Existing and Proposed Plans, Elevations and Section
Drawing no. P-01 Revision A, 7th June 2017

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

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Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:
- o the impact of the development in the street scene,
 - o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Procedural matters

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

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Planning Application 17/00499/OUT**Outline Planning Application for up to 8 residential units****Land At Church Road / Pumphouse Lane, Webheath, Redditch,
Worcestershire, B97 5PG,****Applicant: Mr G Whitehouse
Ward: West Ward****(see additional papers for site plan)**

The author of this report is Andrew Fulford, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: A.fulford@bromsgroveandredditch.gov.uk for more information.

Site Description

This application relates to a field which is located on the corner of Church Road and Pumphouse Lane. The application site is bound by existing residential development to the east and west. New residential development is currently under construction to the south of the site. Land levels vary across the site with levels falling from a peak in the northern corner to much lower levels at the southern end of the site. There is a field gate to access to the site on Church Road however due to the overgrown nature of the site this does not appear to be regularly used.

Proposed development

This application seeks outline consent for 8 dwellings with all matters reserved for future consideration with the exception of access. A proposed layout has been provided showing how 8 dwellings could be accommodated on the site however this is only indicative. It is only the principle of 8 dwellings on the site and the proposed access off Church Road which are to be considered at this stage.

Relevant Policies:

National Planning Policy Framework

Borough of Redditch Local Plan No. 4

Policy 5: Effective and Efficient use of Land

Policy 11: Green Infrastructure

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

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Policy 22: Road Hierarchy
Policy: 39 Built Environment
Policy: 40 High Quality Design and Safer Communities
Policy 48: Webheath Strategic Site

Others

Encouraging Good Design SPG
Open Space Provision SPG

Relevant Planning History

None

Consultations**Highways Redditch**

No Objection subject to conditions

Parks & Green Space Development Officer Martin Lewis

No objection subject to conditions

Drainage Engineers Internal Planning Consultation

Providing everything is built in accordance with the drainage strategy I would see no reason to withhold this application on flood risk grounds should it be submitted as a full application as it conforms to legislation and guidance this is due to the comprehensive drainage strategy.

WRS - Contaminated Land

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.

WRS - Noise

WRS has no adverse comments regarding noise for this application.

Arboricultural Officer

No objection subject to conditions.

Leisure Services Manager

No objection subject to off-site contribution for open space improvements.

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Redditch Development Plans

The proposed use is welcomed and supported by Local Plan No.4.

Application needs to meet the requirements of Policy 48 including the need for an archaeological appraisal.

Waste Management

No objection subject to contribution for waste storage provision.

Worcestershire Archive and Archaeological Service

No objection subject to conditions

Public Consultation Response

Neighbour comments:

5 objections have been received raising the following concerns:

- o Loss of green space;
- o Loss of view;
- o Negative impact on property values;
- o Increased strain on local infrastructure;
- o Too much new development in the locality;
- o Increased highways safety concerns from additional access onto Church Road, there are already 6 others within 100m and visibility is insufficient;
- o Semi-rural character would be lost;
- o Proposed rear gardens are too small;
- o Insufficient spacing between the properties;
- o Development will impact on protected trees;
- o Insufficient parking provision;
- o Access is directly opposite a new bus stop;
- o Loss of hedgerow;
- o Occupier of neighbouring property will not agree to alter fence or hedge to improve visibility;
- o Drainage report is not independent as the applicant is a partner of the company who drafted the report;
- o Breach of building regulations due to siting of turning head within 15m of septic tank;
- o Loss of privacy;
- o Impact on security due to close proximity of dwellings at side and rear; and
- o Local schools are over-subscribed meaning increased travel by car to reach schools with capacity

Assessment of Proposal

The main issues to be considered in assessing the application are the following:

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- i) Principle of Development;
- ii) Housing Density and Mix;
- iii) Residential Amenity;
- iv) Street Scene and Character Impact
- v) Highways Considerations;
- vi) Landscape and Trees;
- vii) Ecology;
- viii) Drainage and Flood Risk; and
- ix) Planning Contributions

i) Principle of Development

The application site is located within the Webheath Strategic Site which is covered by Policy 48 of the Borough of Redditch Local Plan No.4. Policy 48 allocates the wider site for between 400 and 600 dwellings. Following the granting of permission 2015/298/RM the first 200 dwellings are now under construction. Outline planning permission has been granted for a further 80 dwellings under reference 2016/131/OUT. There is also scope for up to 200 further dwellings on the remaining parcel of land within the allocation. The basic principle of residential development on this allocated site is acceptable however detailed matters such as ecology, landscaping and highways will need to be assessed against Policy 48 and the other relevant policies in the adopted Plan.

ii) Housing Density and Mix

Policy 5 expects densities of between 30 and 50 dwellings per hectare to be achieved to ensure the efficient use of land. The scheme proposes just 8 dwellings on the 0.5ha site which is a density of 16 dwellings per hectare. The indicative layout indicates that approximately 0.134 hectares of the site would remain undeveloped. This is because the land is required for surface water drainage. Alternative drainage solutions were sought but adjoining landowners were not agreeable to permitting drainage across their land. In summary whilst the density is less than ideal it is considered that due to the identified constraints no further dwellings can realistically be accommodated.

Policy 48 seeks a wide mix of housing types across the full extent of the Strategic Site. The applicant proposes a mix of 3 and 4 bedroom dwellings consisting of terraced and detached properties although it is important to remember that this suggested housing mix is not fixed at this stage. It is not realistic to expect a scheme of 8 dwellings to provide a full mix of house types and sizes therefore in the context of the much larger development that contains a wider mix of house types this is considered to be acceptable.

iii) Residential Amenity

Concerns have been raised by local residents regarding the impact on adjoining properties in terms of loss of privacy, loss of outlook and insufficient amenity space. As stated previously, the layout plan has been provided for indicative purposes only and

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therefore it is not within the scope of this application to consider the specific amenity impact of this layout. However, in general terms it is considered that there is scope for 8 dwellings to be satisfactorily accommodated on the site without unduly impacting on the occupiers of adjoining properties whilst also ensuring sufficient amenity space for the proposed occupiers of the dwellings. It is therefore considered that the development can have an acceptable amenity impact in accordance with Policy 39 of the Local Plan and the Achieving Good Design SPD.

iv) Street Scene and Character Impact

Policy 48 emphasises that the design must be of high quality and appropriate to its surroundings and maximise opportunities to enhance the character of Webheath. Pumphouse Lane and Church Road is generally characterised by detached properties on fairly large plots with a mix of bungalows and conventional 2-storey dwellings. The indicative plan shows smaller terraced properties fronting onto Pumphouse Lane. This layout could be improved by substituting the terraced properties with the larger properties on plots No.'s 7 and 8. The site provides an opportunity to have development that addresses both Church Road and Pumphouse Lane and the indicative layout achieves this to a certain extent. The siting of plots 7 and 8 and the rear of the site is reflective of the pattern of cul de sac developments that are prevalent on the adjacent scheme that is under construction.

On balance, it is considered that the site can accommodate 8 dwellings in a manner that is reflective of the character of the area in accordance with Policy 48 of the Local Plan.

v) Highways Considerations

A single access is proposed off Church Road to serve all 8 dwellings. Visibility splays have been shown on the indicative layout plan. A Highways Statement has also been submitted with the application and this concludes that the level of traffic generated by the development would not have a material impact on the operation of the local road network. The County Council's Highway Engineer has considered both the Statement and the plans and has raised no objection to the scheme subject to conditions regarding the provision and retention of visibility splays and satisfactory construction of the access to the site and each individual dwelling. The proposal therefore accords with Policies 19, 20 and 21 of the Redditch Local Plan.

vi) Impact on Landscape and Trees

A number of mature trees are located on the site although the majority are on the periphery of the site. A tree survey was submitted with the application, which has been considered by the Council's Tree Officer. The application seeks to retain the important trees on the site and accordingly the Tree Officer raises no objection to the principle of 8 dwellings on the site. The proposal therefore accords with Policies 16 and 39 of the Local Plan.

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vii) Ecology

In accordance with the relevant legislation the local planning authority has a duty to ensure any proposal will not impact adversely upon protected species. An ecological survey was submitted with the application which did not identify any fundamental issues. The retention of the southern end of the site for drainage purposes provides an opportunity for a wildlife habitat that can be secured and maintained through a management plan condition. Subject to the imposition of appropriate conditions there would be no undue harm to protected species in accordance with Policy 16 of the Local Plan and the NPPF.

viii) Drainage and Flood Risk

The site is located within flood zone 1 and therefore is at the lowest risk of flooding from watercourses. The applicant has submitted a Sustainable Drainage Statement that explains how foul and surface water drainage will be addressed. Surface water will drain to the southern end of the site which will remain undeveloped. Leisure Services have confirmed that they would not wish to adopt this modest area and therefore the applicant would need to set up a management company to maintain the area once the development is complete. The Drainage Engineer is supportive of the strategy presented and therefore the application accords with policies 17 and 18 of the Local Plan.

ix) Planning Contributions

To make the development acceptable in planning terms a Section 106 is proposed to cover the following matters:

- Open Space Provision - Under the Open Space Provision SPD the provision of unrestricted open spaces, provision of children's play areas and the provision of playing pitch facilities need to be provided for the scale of housing development. The provision will be met through an off-site contribution to enhance an existing facility in the locality.
- Waste Storage Provision - In accordance with the Worcestershire Waste Core Strategy a contribution will be sought to cover the cost of wheelie bins for each residential dwelling.

Conclusion

The development is acceptable in terms of highways, landscape, drainage, ecological, character and amenity considerations. The principle of 8 dwellings on an allocated site is therefore considered to be acceptable in accordance with the relevant policies of the Local Plan and the NPPF.

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RECOMMENDATION:

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

- 1) The satisfactory completion of a S106 planning obligation ensuring the following provision:
 - a) a financial contribution for the provision of waste storage
 - b) a financial contribution for open space provision

and

- 2) Conditions and informatives as summarised below:

Conditions:

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

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

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

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

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

16/06348/c01

16/06348/c05

16/06348/c06

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

- 4) No part of the development hereby permitted shall commence until visibility splays have been provided on each side of the proposed access on a line joining a point 2.4 metres back from the nearside edge of the adjoining carriageway measured along the centreline of the access, to a point 55 metres in each direction measured along the nearside edge of the carriageway from the centre of the new access. Nothing shall be planted, erected and/or allowed to grow which exceeds a height of 0.6metres on the triangular area of land so formed in order not to obstruct the visibility described above.

REASON: In the interests of highway safety.

- 5) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times. The details to be submitted shall include a 2m wide footway around the access radii and informal crossing facilities in accordance with relevant guidance and best practice and shall be suitable for adoption by the Local Highway Authority.

REASON: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

- 6) Before any part of the approved development is brought into use access from each dwelling to a suitable appropriate public highway shall be provided, constructed to at least Base Course level to the appropriate standards with appropriate drainage and that access shall be maintained as such thereafter.

Reason: To ensure that an appropriate vehicular and pedestrian access is provided to each dwelling.

- 7) The development hereby permitted shall not occupied until one parking space for each dwelling has been equipped with an electric vehicle rapid charging point and once provided it shall be retained and maintained as such at all times.

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Reason: To deliver sustainability benefits in accordance with policy 15 of the Local Plan

- 8) The development hereby approved shall be implemented in full accordance with the drainage strategy set out within Sustainable Drainage Strategy undertaken by BWB Consulting (dated 5th May 2017).

Reason: To ensure satisfactory drainage

- 9) 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.
- 10) 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"
- 11) Where an unacceptable risk has been identified, a 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".
- 12) 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.

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- 13) 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.
- 14) 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.
- 15) 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 (conditions 9-15): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 16) Any reserved matters application shall be supported by an Arboricultural Report and Method Statement.

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

- 17) Any reserved matters application shall be supported by a utility services route plan.

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

- 18) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.

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- c) Provision to be made for analysis of the site investigation and recording.
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To comply with the requirements of paragraph 141 of the National Planning Policy Framework.

- 19) The final phase of the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To comply with the requirements of paragraph 141 of the National Planning Policy Framework.

- 20) The development hereby approved shall not be commenced until a site wide Ecological Management plan for the long term protection and management of the trees, hedgerows, habitats (including the proposed area of open water) and species present on the site has been submitted to and approved in writing by the Local Planning Authority. These plans should incorporate a full mitigation strategy based on the Ecological Appraisal dated 17th January 2017 a by Red Kite Network Ltd and include timescales for the implementation of the Management Plan.

Reason: To enhance the ecological value of the site and the features which have been identified as valuable for notable and protected species. The condition is required prior to commencement as it should inform the delivery and construction of the development

- 21) No part of the development hereby permitted shall begin until a Construction Management Plan to include details of:
- a. Parking for site operatives and visitors;
 - b. Area for site operatives' facilities;
 - c. Parking and turning for delivery vehicles;
 - d. Areas for the storage of plant and materials;
 - e. Wheel washing equipment;
 - f. Boundary hoarding (set back behind any visibility splays);
 - g. Any temporary site access; and
 - h. Hours of working

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has been submitted to, and approved in writing by, the Local Planning Authority. Only the approved Plan shall be implemented throughout the construction period.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement and because two (or more) objections have been received. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 17/00542/OUT**Revised Hybrid layout For 2016/118/ OUT (for detailed residential element to provide 140 new homes) plus associated access and works. (HOUSE TYPE CHANGES AND SUBSTITUTION OF PLOTS)****Land Off Green Lane (RO Alex Hospital), Redditch, Worcestershire, B98 7UB,****Applicant: Mr Luke Webb
Ward: Greenlands Ward****(see additional papers for site plan)**

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

Site Description

The proposed site extends to an area of 7 hectares and is formed of three fields lying due south of the Alexandra Hospital in Redditch. The land is mainly undeveloped, excluding a small parcel of land for a single residential property (White Cottage), accessed from Green Lane which defines the boundary to south. The site is defined by a substantial tree buffer to the south. There are two more defined open areas separated by a hedgerow running north to south. The land here mainly slopes west to east with the eastern side being more gently sloping than the western side where the sloping ground is more marked where it follows the course of the dismantled railway line forming the western boundary.

The site is located within an area identified for mixed commercial and residential use and the site shares the Borough boundary with the Studley area, Warwickshire

Proposal

Members will be aware of the previous outline application under reference 2016/118/OUT granted at your committee in October 2016 subject to a conditions and S106 agreement.

This application, in effect, reflects the changed priorities onto Nine Days Lane and relates to a change of house types which has the effect of increasing the number of properties on the development from the original total of 131 to 140 which in effect affects small areas of the site. These areas are outlined on the plans.

Therefore the report will focus on the changes made rather than the whole of the development which has already been considered in detail and approved and remains extant. The original report and update for 2016/118/OUT are attached as Appendices 1 and 2 for information.

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Policy 1 Presumption in favour of sustainable development
 Policy 2 Development Strategy
 Policy 4 Housing Provision
 Policy 5 Effective and Efficient use of Land
 Policy 6 Affordable Housing
 Policy 11 Green Infrastructure
 Policy 12 Open Space Provision
 Policy 13 Primarily Open Space
 Policy 15 Climate Change
 Policy 16 Natural Environment
 Policy 17 Flood Risk Management
 Policy 18 Sustainable Water Management
 Policy 19 Sustainable Travel and Accessibility
 Policy 20 Transport Requirements for new development
 Policy 22 Road Hierarchy
 Policy 23 Employment Land Provision
 Policy 25 Development outside of Primarily Employment Areas
 Policy 26 Office Development
 Policy 39 Built Environment
 Policy 40 High Quality Design and Safer Communities
 Policy 47 Land to the rear of the Alexandra Hospital

National Planning Policy Framework NPPF

National Planning Policy Guidance NPPG

Relevant Planning History

2016/118/OUT	Hybrid application - Outline planning for employment (5000 m2 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.	Approved subject to Section 106 Agreement	23.01.2017
17/00484/FUL	Variation of Condition 7 of 2016/118/OUT - Road access changes and associated priorities connected to the trigger point for the occupation of the dwellings		

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Consultations**Leisure Services Manager**

No Comments Received To Date

Development Plans

No further comments/commentary to make on the revised scheme

Environment Agency

No Comments Received To Date

Education Authority

Contributions required to reflect house types to offset associated impact on educational facilities,

WRS - Contaminated Land

No additional comments to make from previous

North Worcestershire Water Management

No further comments to make

Housing Strategy

No Comments Received To Date

Highways Redditch

The application is effectively an amendment to application to 16/118/OUT has been consented and is under construction. The application has 2 key changes from a transport perspective, firstly it increases the quantum of development by 9 dwellings which will place additional demands onto the transport network and the mitigating transport contribution should be proportionately increased to reflect this, secondly the primary access onto Nine Days Lane to serve the development off a new priority junction. The Highway Authority has carefully considered the suitability of the proposed access arrangement and is satisfied that this creates an acceptable arrangement.

The Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015:-

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

Crime Risk Manager

No objections to this application.

Can the following comments be taken into consideration.

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Surveillance over the courtyard is restricted. Natural surveillance is at its most effective when it is from regularly occupied rooms, such as living rooms, kitchens etc

Consideration should be given putting hoop top railing or similar inserts in the wall. And replace the wooden fence at the end of parking bays for plots 40 & 41 with a wall and hoop top railings of the same design. This would increase surveillance and reduce the enclosed feeling.

Communal gates are required, level with the front building line. This would restrict access to the rear of these properties.

Waste Management

No Comments Received To Date

Stratford upon Avon District Council

Comments received forwarded from Studley Council Concerning comments regarding Green Lane and local facilities and further comments regarding the emergency access and potential for abuse to allow this to become a through route rather than restricted.

Public Consultation Response

3 individual responses received outlining the following:

- This approximate 7% increase 'the tip of the ice-berg' in terms of the potential overall increase in residential properties / parking spaces on this development site

The potential 3 office blocks on this site have yet to be confirmed as viable, and given the excess of similar commercial buildings in Redditch this viability is unlikely. Hence the developer will no doubt submit an application using this same land foot print for replacement residential properties - query how many

In addition the original application, 2016/118/OUT, shows outline plans of residential properties on adjacent land parallel to Nine Days Lane as a potential further extension to this site. These '3rd phase' properties do not appear to be published on subsequent document.

Consideration of the environment / utility services should not put at risk both for residents on this site but also for existing residents on the existing 189 Wire Hill properties

These considerations (none exhaustive) should include - congestion at Woodrow Drive, as this is the only exit for all future traffic, water / gas pressure risks, available Broadband connections from limited Studley exchange.

- Thank you to David Wilson Homes for listening to the sensible arguments put forward by local residents regarding the proposed junction joining the new Abbey

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Gate development behind the Alexandra Hospital to Nine Days Lane. We welcome the changes they have suggested and fully support the junction with priority remaining with the existing residents of Nine Days Lane.

- Cars use the Lane as a 'rat run', but large vans and even HGVs use the Lane. Firstly it is a national speed limit and where you are proposing to put this path is an area where no one cares about pedestrians, and uses it like a motorway. From the bridge down to the bottom of the Lane, where it is 30 mph limit, the vehicles just make full use of the speed limit. It is a concern especially when children could be using this pathway, directly onto speeding traffic. Some times of the day we struggle to even get off our driveway for the volume of speeding traffic.
- Concerns about the lockable bollards. Presumption that this is supposed to be for emergency vehicles? Concerned that this could become access to all vehicles.

Assessment of Proposal**Highway Access**

Following the previous approval the applicant entered into discussions with the Highway Authority regarding the access and junction arrangements from Nine Days Lane.

This amended scheme reflects these discussions. Accompanying this submission is an Updated/revised Transport Assessment and detailed plans (S278) showing the new junction arrangement with the new development. This will in effect mean the new development will give way to Nine days Lane. In order to slow traffic speeds down approaching and leaving the new site the junction has been provided with a 'build out' so traffic approach with more caution to negotiate the junction turn and this also helps to slow traffic down approaching the site as there is no clear view forward. A new section of footpath will continue around from the development into Nine Days Lane and the cycleway will protected by bollards where it meets the access road. These new arrangements are covered by separate and detailed highways agreements in this instance.

Your Highways Authority have commented on the proposal and remain satisfied that the justifications in the Transport Assessment and subject to (1) a mitigating transport contribution to reflect the increase in the quantum of development by 9 dwellings that place additional demands onto the transport network and (2) the new access arrangements onto Nine Days Lane to serve the development will create an acceptable arrangement.

It is acknowledged that there are concerns regarding parking however, based on the scheme as submitted there is adequate provision on site and the Highways Authority have not provided any additional commentary on the internal layouts as this still meets the standards as required

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Layout design and Appearance

Members will note in the areas as identified the main changes to the scheme relate to the house type. Properties will still have a direct frontage onto a road, however some units will now have parking provided in courtyard areas to the rear and some provided on plot. Each will maintain their own private amenity space.

The design will still retain traditional detailing obviously with a modern execution of complimentary styles which are considered acceptable in the surrounding development. The materials reflect the same palette as previously agreed for the remaining residential units. It is considered that the changes to the house types, their design and layout will still positively reflect policies 39 and 40 the Borough of Redditch Local Plan 4 and the guidance contained in Encouraging Good Design SPG.

Amenity

The design and location of the new units will not lead to any adverse overlooking or loss of amenity to the existing plots or in fact to the houses around the development.

Other Issues

Concerns have been raised in terms on pressure on utilities and other service providers like 'broadband ' however Members will appreciate this is not within the 'gift of the applicant to directly control. Service connections will be applied for and appropriate connections made as and when necessary. It is for the service provider to make these connections if a when necessary to ensure there is not detriment to existing local consumers.

RECOMMENDATION:

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

- a) The satisfactory completion of a Supplemental S106 planning obligation ensuring that the appropriate changes are reflected:**

and

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

Conditions

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

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

- 2) Development on any part of the site shall not commence until all reserved matters or full permission have been granted approval for that part of the site, as applicable.
- b) Application for approval of matters reserved in this permission shall be made to the Local Planning Authority in respect of each element of B1 uses of the development as agreed with the Local Planning Authority not later than 3 years from the date of this permission.
- c) The development hereby permitted shall begin not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- d) The matters reserved for subsequent approval include the following:-
Layout, scale, appearance and landscaping for the B1 uses of the site

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

- 3) Prior to the commencement of residential development details of the final form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings and garages 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 20 of the Borough of Redditch Local Plan No.4.

- 4) Measures to enhance biodiversity across the site shall be carried out in accordance with the Biodiversity Outline Plan and this shall not be altered/amended without the written approval in writing of the Local Planning Authority.

Reason: In the interests of sustainability and biodiversity and in accordance with Policy 16 of the Borough of Redditch Local Plan No.4.

- 5) Details of the method of construction and surfacing materials to be used within the Root Protection Areas (RPAs) as shown on plan 6507- A- 03 D of trees shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

Reason: In the interests of the longevity of the trees, the construction method and surface materials need to be appropriate.

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- 6) The development hereby approved shall be carried out in accordance with the details of landscape management plan as submitted (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 this not be altered/amended without the written approval of the Local Planning Authority.

Reason:- To 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 16 of the Borough of Redditch Local Plan No.4.

- 7) No part of the residential or commercial development hereby permitted shall not be first occupied until the highway improvements/offsite works/site access comprising:-
1. the proposed site access on Nine Days Lane, as indicatively shown on drawing T15006 105
 2. the footpath/cycleway/emergency access between the western end of the site and Green Lane,
 3. the footpath/cycleway access between the eastern end of the site and Green Lane to include a new section of footway on the north side of Green Lane to connect the access with the existing
 4. a scheme to manage on street parking on Nin Days lane and
 5. lighting of the existing footway/cycleway (Footpath 47) between the site and Woodrow Drive have been constructed and completed.

Reason: To ensure the safe and free flow of traffic onto the highway.

- 8) No part of the residential or commercial development hereby approved shall begin until a Construction Management Plan to include details of:
- a. Parking for site operatives and visitors
 - b. Area for site operatives' facilities
 - c. Parking and turning for delivery vehicles
 - d. Areas for the storage of plant and materials
 - e. Wheel washing equipment
 - f. Boundary hoarding (set clear of any visibility splays)

has been submitted to, and approved in writing by, the Local Planning Authority. Only the approved plan shall be implemented throughout the construction period.

REASON: To ensure the provision of adequate on-site facilities and in the interests of highway safety and To prevent indiscriminate parking in accordance with the NPPF and Policy 19 and 20 of the Borough of Redditch Local Plan No.4.

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- 9) The development hereby permitted shall not be brought into use until the accesses, turning areas and parking facilities for the residential element of the application shown on the approved plan have been provided. These areas shall thereafter be retained and kept available for those users at all times.

REASON: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 10) The commercial element of the development hereby permitted shall not be brought into use until the applicant has submitted to, and have approved in writing by, the Local Planning Authority an Employment Travel Plan for this element of the application that promotes sustainable forms of access to the site. In order to reduce car travel and increase travel by more sustainable transport modes the Plan shall specify targets for mode share shifts to be achieved within 5 years of the first occupation of the site. The Plan shall be implemented and monitored in accordance with its terms. In the event of failing to meet these targets at the end of the 5 year period, a revised Plan shall be submitted to and be approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable access

- 11) 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 as outlined in the Phase I survey (URS) dated March 2013 and Phase II survey (GRM Development Solutions) , must not commence until conditions a to e have been complied with:

a 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"

b 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"

c 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

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identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

d The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

e Following the completion of the measures identified in the approved Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority.

Reason: 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.

- 12) Details of the play equipment, surfacing and means of enclosure of the play area shall be submitted to and approved in writing by the local planning authority. The equipment and associated works shall be implemented in accordance with the approved details, constructed and open for use upon the completion of the last residential dwelling and retained as such in perpetuity.

Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area.

- 13) Prior to the commencement of development on site the developer must provide an air quality impact assessment. The air quality impact assessment must be undertaken by a suitably qualified professional (s). The Air Quality Impact assessment must consider the impact of the development on local air quality and relevant sensitive receptors, the impact of existing local air quality on the development and relevant sensitive receptors and any necessary mitigation measure required. Additionally, the cumulative impact of all locally committed developments (small scale and large scale major sites > 10 properties) on existing local air quality must be considered to assess if further mitigation measures, other than those recommended as part of the above, are required, The details of all required mitigation measures identified as part of the above must be agreed with Local Planning Authority. All required mitigation measures must be carried out in accordance with the details agreed by the Local Planning Authority prior to the operation/occupation of the development.

Reason: To assess the potential health risks to relevant sensitive receptors form

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local air quality and identify mitigation measures. NPPF paragraph 124 states “Planning policies should sustain compliance with and contribute toward EU limit values or national objective for pollutants, taking into account the presence of Air Quality Management Area and the cumulative impacts on air quality from individual sites in local areas. The new development should ensure that any new developments in Air Quality Management Areas is consistent with local Air Quality Action Plan

- 14) Secure cycle parking facilities should be provided for the commercial development as determined by Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type of rack, spacing, number, method of installation and access to cycle parking should be submitted to and approved by the Local Planning Authority prior to the prior occupation of the development.

Reason : In order to contribute to wider sustainability in accordance with paragraph 29 of the NPPF.

- 15) Prior to the occupation of the development hereby approved (outline and reserved matters/Detailed) a full lighting scheme shall be submitted in writing in accordance with the recommendations of Bat Survey Report Dated February 2016. This scheme shall be implemented in accordance with these recommendations and shall be retained as such in perpetuity.

Reason: In order to ensure a lighting scheme is provided in line with protected wildlife and recommendations and in accordance with policy B(NE)3 and the guidance contained in the NPPF.

- 16) Prior to the commencement of the development of site details of the footpath link between plot 50 and 51 (to the school) shown on 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 Redditch local Plan

- 17) Full details of the final scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be fully implemented prior to first use or occupation of the development.

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

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- 18) Prior to development commencing full details of refuse storage /bins facilities shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation.

Reason:- In the interests of providing adequate refuse storage capacity in a visually acceptable manner. To ensure refuse storage is reasonably accessible to facilitate the collection of refuse from the development. In the interests of amenity and in accordance with Policies B(BE).13 and B(BE).28 of the Borough of Redditch Local Plan No.3.

- 19) Prior to the commencement of development on site details of the barrier control mechanism to limit access from and to Green Lane by emergency vehicles only shall be submitted and approved in writing this access shall be implemented and retained in perpetuity.

Reason: To ensure a well designed development and ensure no through access and associated highway safety

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

Revised Hybrid layout	024 Revision AA
Boundary Treatment Plan	025 Revision E
Material Distribution Plan	025 Revision D
Street Scenes	C2131-056
Transport Assessment	Addendum 2
House type pack	032-034
House type pack	035-037
House type pack	038-049

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 39 and 40 of the Borough of Redditch Local Plan No.4.

Informatives

- 1) HN1 - Mud on Highway

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

HN2 - Public Rights of Way Affected

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A public right of way crosses the site of this permission. The permission does not authorise the stopping up or diversion of the right of way. The right of way may be stopped up or diverted by Order under Section 257 of the Town and Country Planning Act, 1990, provided that the Order is made before the development is carried out. If the right of way is obstructed before the Order is made, the Order cannot proceed until the obstruction is removed.

HN6 - Section 278 Agreement

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

HN7 - Section 38 Agreement Details

If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.

HN8 - Drainage Details for Section 38

It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

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

Procedural matters

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

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Planning Application 2016/118/OUT

Hybrid application - Outline planning for employment (5000 m2 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.

Land On Green Lane, Green Lane, Studley, Redditch

**Applicant: Mr Andrew D'Auncey
Ward: GREENLANDS**

(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

The proposed site extends to an area of 7 hectares is formed of three fields laying due south of the Alexandra Hospital in Redditch. The land is mainly undeveloped excluding a small parcel of land for a single residential property (White Cottage) accessed from Green Lane which defines the boundary to south. The site is defined by a substantial tree buffer to the south. There are two more defined open areas separated by a hedgerow running north to south. The land here mainly slopes west to east with the eastern side being more gently sloping than the western side where the sloping ground is more marked where it follows the course of the dismantled railway line forming the western boundary.

The site is located within an area identified for mixed commercial and residential use and the site shares the Borough boundary with the Studley area, Warwickshire

Relevant Policies:**Others:**

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Borough of Redditch Local Plan No.3:

CS01 Prudent Use of Natural Resources
CS02 Care for the Environment
CS06 Implementation of Development

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CS08 Landscape Character
H01 Alexandra Hospital
S01 Designing Out Crime
BBE13 Qualities of Good Design
BBE19 Green Architecture
BBE28 Waste Management
BBE29 Construction Waste
BNE01A Trees, Woodland and Hedgerows
BNE03 Wildlife Corridors
BNE10 Sites of National Wildlife Importance
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No.4

Policy 1 Presumption in favour of sustainable development
Policy 2 Settlement Hierarchy
Policy 2 Development Strategy
Policy 4 Housing Provision
Policy 5 Effective and Efficient use of Land
Policy 6 Affordable Housing

Policy 11 Green Infrastructure
Policy 12 Open Space Provision
Policy 13 Primarily Open Space
Policy 15 Climate Change
Policy 16 Natural Environment
Policy 17 Flood Risk Management
Policy 18 Sustainable Water Management
Policy 19 Sustainable Travel and Accessibility
Policy 20 Transport Requirements for new development
Policy 22 Road Hierarchy
Policy 23 Employment Land Provision
Policy 25 Development outside of Primarily Employment Areas
Policy 26 Office Development
Policy 39 Built Environment
Policy 40 High Quality Design and Safer Communities
Policy 47 land to the rear of the Alexandra Hospital

Relevant Planning History

None Relevant

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Consultations**Arboricultural Officer**

No objection subject to conditions regarding the protection and care in the long term of the trees to be retained. This is with particular regard to the trees located in the area at the south of the site which are protected by a TPO

Parks and Green Space Development Officer

No objections subject to conditions

Development Plans

No objections

North Worcestershire Economic Development and Regeneration

Note this is a hybrid application and employment area is in outline form. The principle of development is assisted by the creation of the new access and will create more flexibility through interested parties to fulfil requirements and design although it is noted that this element would be viewed as more challenging than the remaining parcel of land.

This will help ensure that sufficient land is allocated to employment and that there continues to be an adequate supply to meet demand.

Environment Agency

No Comments Received To Date

Education Authority

The County Council have no objections to the proposal based on the size of the development. Any associated impact of the development should be appropriately mitigated for and any deficit for education provision should be secured by appropriate means

Contaminated Land- Worcestershire Regulatory Services

No objections in terms of Air Quality subject to conditions for air quality and electric charging points

North Worcestershire Water Management

No objections

Housing Strategy

No objections to the scheme as outlined, subject to the provision of affordable units as outlined and secured through appropriate means.

Highways

Subject to the provision of the applicant entering into a S278 and S106 agreement for local and wider highway improvement schemes, there is no objection to the scheme

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subject to the imposition of suitably worded conditions to ensure visibility splays, parking standards and highways notes as required

Landscape & Countryside Manager

Regarding the slow worm translocation, this has now been completed and there is no other comment to be added.

The Council is seeking mitigation for the loss of grassland from this application to be recreated at agreed sites as identified by the ecologist acting on behalf of the developer. The agreed site for this is to the south of Bordesley and Morton Stanley Park which will need to be a 25 year programme that is similar to the slow worms under a Section 106. The Council is also seeking a mitigation for loss of hedgerows within the application site by way of proposed restoration of hedges/ hedge laying at the Bordesley and Spiders Web sites within Arrow Valley Country Park along with the provision of new field gates and kissing gates.

Leisure Services Manager

Location of play equipment considered to be acceptable as there is a degree of surveillance over this space, full details requested by condition and provision to be met as part of S106 to meet any deficit

Natural England

No comments to make: Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Rough Hill and Wirehill Woods SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England..

NHS (England)

No Comments Received To Date

Crime Risk Manager

No comments received

Public Rights Of Way

No Comments Received To Date

Severn Trent Water Ltd

No comments received

Waste Management

No Comments Received To Date

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Worcestershire Wildlife Trust

No Comments Received To Date

Fire Officer

No comments to make on this application. Consultations will take place under building regs full plans submission

Stratford on Avon District Council

No Comments Received To Date

Proposal Description

There are two distinct elements to this proposal:

1. Commercial (outline)
2. Residential. (detailed)

1. The commercial element of the submission is in the form of an outline application including just access details for commercial development. Matters of appearance, landscaping, layout and scale are reserved for future consideration, and therefore only the principle of the use and the access details provided are to be considered here. The approximate location of the units is shown on the layout plan, as a result of the access details being provided.

The proposal is for B1 office/business uses (5000m²) are proposed to be located to the western side of the site. The main access road into the site would lie to the north of these units with a new 'T' junction providing access to these units to the south. Plans show how the buildings might be arranged with car parking around them to accommodate these uses. However Members will appreciate that these details are indicative only at this stage and can only provide an idea of what the resulting development may look like.

- 2) The second element is the full detailed application for 131 dwellings which would be accessed from the same access from Nine Days Lane. Changes are proposed in terms of the road layout in Nine Days Lane in order to provide the vehicular route into the site. This will involve road alignments and changes to priority. These measures will effectively be provided by a S278 agreements (agreed and determined by the Highways Authority) but to be read alongside this planning application. Other elements to this relate to the emergency vehicles access and the footpath extension along Green Lane.

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One primary route is proposed through the development with junctions off serving secondary roads and private drives within the development. The housing scheme is self contained, (ie there is no public route through the development onto Green Lane). The majority of the layout is a traditional perimeter block arrangement with parking provided with each plot rather than in separate /rear parking courts designed with natural surveillance in mind.

Pedestrian pavements within the site follow the traditional road layout along with further leisure routes running through and round the open space provision within the development.

The site also provides for open space/play space along with SuDS' drainage which has been provided via a storage/attenuation pool to manage surface water run off towards the south eastern side of the site located to accommodate the natural falls of the land

The dwellings would be a mix of units as follows:

Size of units	Private	Social		
1 bed	0	6		
2 bed	27	19		
3 bed	39	14		
4 bed	26	0		
Totals	92	39	TOTAL	131

The dwellings proposed are modern with a traditional design detail running through with a mixture of brick detailing, eaves dentil courses and projecting bay windows helping to add interest a variety to all the different house types in the development.

The application is supported by:

- Design & access statement,
- Statement of community involvement,
- Transport assessment including travel plan,
- Flood risk assessment,
- Noise assessment,
- Landscape and visual appraisal,
- Ecological appraisal
- Tree assessment
- Planning statement containing details of the Phase I and Phase II Contaminated land studies

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Public Consultation Response

Public Consultation

Site notice Posted 20.5.16

Press notice Published 20.5.16

26 Detailed responses and objections (including two local Councillors in Studley/Warwickshire) and filmed bat video (taken in Green Lane) received regarding the scheme concerning the following issues:

Traffic - Associated Impact on Nine Days Lane.

- This road is often congested and cannot cope with the additional especially given the on road parking from hospital visitor alike.
- High levels of traffic on Woodrow Drive as it serves two estates high school and hospital, especially at peak times. Road junction will be problematic and roads back up in the local area backing up to McDonald's and Washford Mill. Road is already artificially narrowed by on street parking which is unrestricted either side of the road as people avoid paying the pay and display car park for the hospital. The development will increase the amount of traffic using this road and there are highway safety concerns.
- Noted traffic survey was taken at time of year when pupils were on exam leave thus leading to findings being inaccurate.
- Part of road is steep and is particularly dangerous in the winter months despite the area being a priority for gritting.
- Question why access is not made from Green lane when this was put forward by the developer and then chose to return to other entrance.
- Will affect the junction to Nine Days Lane and the wider highway network.
- Concerns about any potential access along Green lane. This is a country lane which is used as a cut through and any new access and the development will cause an increase/ or a potential increase in the traffic. Most of Green Lane is a rural road/lane with no pavement which coupled with an increase in traffic is dangerous to all road users alike.
- Junction access and width appears inadequate to obtain access to the development for all traffic. Safety concerns regarding emergency access requirements. Unclear how and who will manage the bollard to stop general access to the site.

Local Services

- The increased pressure on local schools and facilities like doctors services has not been properly considered. Pressure on local rural villages and residents of local estate and residents along Green Lane.

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- Concerns over new access and impact on neighbouring estate at Wirehill especially given the above concerns

Ecology

- Impact on wildlife on site. There are numerous birds and mammals using the site. Deers have been seen using the site as the land has not been actively used. Bats are using the tree line for foraging and there may be associated roosts in or around the site. Bats are a common feature along Green lane especially in the early evening.
- Land is habitat for slow worms which can be seen on the site. Development would directly impact on these species reducing and removing their natural environment so the species could be lost which is unacceptable.
- Development will adversely affect the wildlife (other mammals, birds and bats) on this site and this will be a loss to the local habitat and wider environs.

Impact on trees

- Trees will be lost to the development which is considered unacceptable. Concerns that pressure would be increased to remove still more trees and open the development up to wider view. Loss of this important treed area is not acceptable as it provides a useful buffer between the two districts, an important screen and important wildlife corridor.

Flooding

- The land here naturally slopes and water will follow the easiest route. The land is presently waterlogged even within the tree buffer area. There have been some recorded and catastrophic surface water floods in the area especially across Green Lane. The sloping land means the water runs naturally off this land and when it hits the road it just spills over into houses. The proposed development would make this situation worse and it is not considered that the proposals (retention pond and improvements to current drainage ditch) address this situation in a satisfactory manner which would overcome the concerns over flooding to the residents in the local area for a development in a different District/County.

Impacts on neighbouring village of Studley

- The local village facilities are already at breaking point and the development would inevitably put increased and unacceptable pressure on this small settlement to the detriment of local residents. The increase on the local highway network would also become unacceptable given the level of trips generated by the development along this rural road with no pavement. The road is already used as a cut through (at Speed) and this development will make the situation worse. Adverse impacts on the residents of Green Lane.

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Overlooking and Loss of Amenity

- Proposed proximity of the industrial units and their related size would cause overlooking to local residents in Wirehill. Concerns about noise impact of the development on properties in the area and the associated level of activity in an area which was once undeveloped.
- 3 storey offices will be an eyesore
- Concerns about overlooking from the development to the properties in Green lane and the associated loss of amenity.

Other Issues

- Impact of the development on the value of homes in the local area.
- Over-intensive development . Why chose this Greenbelt when other brownfield sites in the town are available.
- Unused office space in the town so why develop more? It will compromise this residential area with more commercial space.
- More people increase pressure on amenities and leisure opportunities. Money will be taken out of the town to find these facilities.
- Concerns that this will have implications for the Alexandra hospital in the future.
- Concerned about the limited consultation with the residents in the area especially the residents in Wirehill. Original consultation took place by the developer this covered the whole of the estate but this has not continued and information has not been forthcoming. Tick box exercise when most people objected but the development still goes ahead in this format.
- Limited consultation by the Council did not cover the same number of dwellings the developer did when residents of Wirehill are the most affected.
- Advertising of the planning application is poor limited to small signs on footpath. None were placed within the Wirehill estate or on local post boxes only found out about it by walking past.
- Notices and time to comments were advertised over bank holiday when people are away.

Further comments received in regard to S278 details and plans:

- Do not consider that the changes proposed would alleviate traffic concerns.
- Conflicts of pedestrian and vehicular traffic
- Concerned about the proposals with regard to the priority changes to junction. Road safety implications and concerns with no audit of this provided.

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Assessment of ProposalResidential proposalPrinciple

The residential element of the proposal is located within an area designated within Local Plan 3 and Emerging Plan 4 for potential employment and residential development to meet local needs beyond 2011 (Site 210 - Appendix 2 Local Plan 4). The Emerging Plan identifies this site and other land around it as a sustainable location for mixed use development including residential, to meet local needs and thus considers it a strategic site.

It also identifies a local housing need. The residential development potential of this site contributes towards the Council's five year land supply. Therefore, it is considered that the principle of the development of this site for residential purposes accords with both the current and the emerging local policy framework and consideration of the details follows.

Linked Issues

The policy framework and SPD 'Land to the Rear of the Alexandra Hospital Development Brief was adopted on 17.9.07 identified the need for the B1 units within the plan period 2006-2011 on site IN69 as part of the wider site

The objectives to provide a parcel of land suitable of B1 development that is fully ??and results in a high quality designed scheme that will have no adverse impacts on neighbouring properties or the activities of the neighbouring hospital. The site is accessible and can be seen as enabling the potential employment uses to come forward.

The regulations require a time limit for commencement of development to be attached to a planning consent, and also, where reserved matters are involved, that a time limit for the submission of further details be attached. In this case, two linked conditions are recommended, to cover the full residential element of the proposal and also the outline B1 elements, such that the residential should commence within the usual three years from granting of consent, and that the B1 element cannot commence until the relevant outstanding reserved matters have been granted and that these should be submitted within three years of the consent being granted and implemented within five years. This reflects the usual standard conditions, but combines them appropriately for the nature of this application.

Affordable Housing

The emerging policy seeks 30% of the housing to be provided as affordable housing to meet the Borough's needs. 39 units are proposed for this purpose as set out in the table above and meet this 30% requirement. These affordable units have been spread throughout the site, the majority of which are 2 and 3 bed units and as such meet the policy requirements set out in the saved and emerging local plans.

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Open space, play and recreation

The proposed development provides for amenity/open space and play space for toddler and junior provision and would be sufficient to serve the residents of the development proposed especially to meet the demand of younger people which may be moving to the development. Given the provision is made on site there is no requirement to provide additional facilities off site for the younger children.

Provision for older (teenage) children may be adequately accommodated off site (Arrow Valley). This will ensure that the development as proposed complies with the policies set out in the SPD and the identified need. It is recommended that a clause be included to provide for improvements to teen provision at a suitable local site and met through a suitable legal mechanism.

It is likely that playing pitches would also be provided for in the vicinity of the current application site (Arrow Valley) as the demand for them would rise to a sufficient level that their provision would be required. It is recommended that a clause be included in the planning obligation to seek a contribution towards playing pitch provision in the vicinity rather than provide any on site, if future development does not occur within a specified period, in order that no long term deficiency of provision occurs in relation to occupiers of this site.

Design and layout

The layout of the development has been considered in direct response to the natural topography and site features/constraints in mind. In this case there is strong retained planted area on the south of the development formed of mature trees and which helps soften the development along Green Lane to the residential development along this lane. The western boundary retains a tree line along the disused railway line to the houses on the opposite side and open areas are proposed within the development that stretch from North to South. This area also incorporates a play area. A proposed attenuation pond is located to the south eastern side of the development. This leaves a larger clear developable area across the centre of the site

Access to the site is proposed from Nine Days Lane. The housing will form a traditional pattern of roadway and pavements to either side of perimeter blocks most with their own private amenity spaces to the rear creating natural surveillance and with on plot parking which helps provide a safe and secure environment for further surveillance compliant with your adopted policies. These perimeter blocks will be formed from a mix of house types and design layout. Some plots have a distinct 'I' shape design, these designed corner plots help add interest and help form a positive corner layout.

The design and appearance of the proposed dwellings is a mixture of traditional detailing with a modern execution in a mixture of complementary styles. It is considered that the overall character and appearance of the proposed residential development would be appropriate and acceptable to the surrounding development in the area.

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There are no concerns regarding overlooking, loss of light, privacy etc. between the proposed dwellings due to their design, orientation and levels. Like all new development perspective occupiers will be 'buying into' this layout .

Members will note that there are also no adverse issues to the existing residents of 'Wirehill' or to the properties in Green lane given the landscape topography, landscape and adequate distance which ensures no direct overlooking.

The design and location of development is such that it would be unlikely to result in any noise, light or air pollution and there have been no objections on these grounds from Environmental Health Officers when commenting on the proposals with regard to the adjacent hospital incinerator, subject to the imposition of suitably worded conditions in association with air quality.

Highways, parking and access

It is acknowledged that there is significant public concern regarding the development with regard to the highways network and highway safety. Concern is based on

- * The amount of traffic expected to be on the highways network from the development
- * The suitability of the Nine Days Lane for the access
- * the local and wider impacts of the development on the highway network and associated pedestrian and other road users safety.

The application has been subject to a full assessment. This assessment has covered aspects of traffic numbers, flows and projections at different peak usage. It also covers the requirements to access the site and the associated impacts on not just the local highways network but a much wider remit to main routes.

Nine Days Lane provides the primary route into the Wirehill estate and the road, whilst wide, is constricted by on street parking primarily due to hospital parking thus reducing the available carriageway and access around the tight corner in the road. Local residents are particularly concerned about the amount of vehicles using the road and the associated congestion if the proposal were approved as the road situation causes congestion now.

The NPPF encourages assessments of proposals and the test of the impact of an associated development in by a local and wider remit. The assessment provided has acknowledged and identified that whilst trip generation would significantly increase and would impact on the immediate road network the impact on the road network was not considered to be severe and Highways are satisfied that these may be adequately mitigated for locally and in the wider highway network.

The assessment results identify the need to remodel local junctions and further studies to ensure that the local and wider highway network could accommodate the development as

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proposed and this may be adequately mitigated through suitably worded conditions and a clause be included in any S106 to provide for improvements on the highway network at a required local and wider areas. The development locally is also subject to highways changes to Nine Days lane for changing priority of the junction through details in the S278 which have been duly noted and are subject to separate highways approvals.

Your Highways Engineers have thoroughly assessed the submission as proposed and are satisfied that whilst there would be 'impacts' potentially caused by the development going ahead these may be suitably mitigated for both the local and wider highway network. They are satisfied that subject to the imposition of suitable conditions and the applicant entering into highways agreements (S278) and a S106 for off-site highways improvements the development is considered acceptable.

Landscaping and trees

There is a strong mature/semi mature tree buffer to the south and west and open grassland across the site currently. Hedgerows form the existing field boundaries, and the mature trees, especially to the south, are protected by preservation orders (TPO). These trees are proposed to be retained in the form and layout of the proposed new development helping to maintain the strong landscape identity and an effective softened southern boundary of the site with Green lane, along with a retained and new western boundary with the disused railway line.

The landscape assessments/survey of the site show the retained tree areas and proposed new areas of landscape opportunities. It is acknowledged that there will be a loss of the open grassland of the site as the area across the centre of the site is the location of the new development. Whilst it is unfortunate, it is the most logical area given the need to retain most of the mature tree screening and main hedge boundary feature. However, mitigation measures include additional boundary and plot landscaping along with landscape proposals for and around the pond area. The proposed landscaping would help maintain a softened appearance to the development and increase opportunities for biodiversity especially as the scheme matures.

It is considered that the proposals are considered to be acceptable in this regard. A leisure link pedestrian route is proposed as part of the scheme, effectively creating a leisure route around the site and around the retained landscape area and attenuation pond. It is also intended that a separate management plan for improvement and management of the grassland area in Bordesley and Spiders Meadow will offset any loss of the grassland in this instance in accordance with your Policy B (NE)1 of the Redditch Borough plan 3.

Ecology and Landscape

The NPPF requires the planning systems to recognise and protect the natural and local environment. In this case this proposal has been subject to a number of detailed appraisals. This is embodied into policy B (NE) 3 of the Redditch Borough Plan 3

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Separate surveys have been submitted in relation to protected species. It is noted that a number of detailed concerns have been raised with regard to the presence of protected species and other animals and loss of habitat on site, these comments include reference to slow worms, deer, birds and bats.

The surveys provided have highlighted a number of species present on the site which would require protection measures/compensatory measures to be in place to ensure that no undue harm will occur. This includes Slowworms, Newts and Bats.

These mitigation measures have included a detailed appraisal of slow worms being found on the site. It is clear in standing advice provided by Natural England that if a protected species may not be adequately retained and mitigated for on site then suitable off site provision will be required.

In this case slow worms are afforded special protection in line with the standing advice from Natural England. The colony could not be adequately mitigated for on site given the type of environment and amount of worms affected so in this particular instance they have been provided with an alternative comparable habitat (hibernacula) and have been moved to a new location. Members will appreciate that, to ensure their proper protection this species have been subject to a separate agreement for their relocation and protection and further measures are recommended via conditions and elements of the S106 to secure their future and management in their new improved surroundings.

Comments have also been received in regard to bats on the site. The proposal includes a detailed bat survey. The results indicate that there was some potential for roosts, these within the treed area to the south. This area is proposed to be retained thus ensuring no direct adverse impacts from the development on any colony present. Flight paths also remain unaltered by the development. The report recommends mitigation measures to ensure bats can remain in the location and conditions proposed will ensure this takes place.

No evidence of newts were found on the site however is envisaged that the new attenuation pool provides an ideal wet land environment to encourage a wider and more diverse range of species and may be adequately controlled by the imposition of suitably worded conditions.

It is considered that the proposal would and can adequately mitigated for slow worms off site and to adequately retain other species on site, along with increasing wet land opportunities around the pond, thus helping to encourage biodiversity within the new development in compliance with your adopted policies and the guidance in the NPPF.
Flooding

The site is not recognised for its potential for flooding. However a number of comments have been received with regard to standing water on the site. The natural slope of the land means that surface water will tend to head south and east. It is understood that this

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has created issues for homes in this vicinity and homes on the opposite side of Green Lane during large rainfall events.

The application has been supported by a flood risk/drainage assessment. Improvements are proposed in terms of the drainage channels adjacent to the road and the scheme has also proposed an attenuation pond to store/accommodate extra water from the site before it gets towards the drainage channels and road.

Drainage engineers have assessed the scheme and are satisfied that subject to conditions that the SuDS Pool and drainage channel alterations will ensure that regular flooding events would not occur.

Sustainability

Due to the increasing standards demanded through the Building Control regulations separate from the planning process, it is anticipated that this development would be implemented to a highly sustainable standard, if consent is granted.

The supporting information indicates that in most areas the proposal is to a good standard of sustainability and that every dwelling would have features such as water butts, compost bins, secure cycle storage and electric charging points which may be secured by conditions.

Building regulations will further require sustainability features to be integrated into the buildings, so the matter needs no further consideration here.

Impact on local Services

Comments have been received with regard to the impact on local services in both Districts. Based on the proposal as it currently stands whilst it is appreciated that there would be a difference to both Redditch and neighbouring Studley, it is not considered that the development would have such an effect to warrant a refusal based on these grounds alone. Members will note that the applicant has agreed to enter into an agreement to provide for contribution towards improvements for local education facilities in the Borough where there is an identified deficit recommended by the Education Authority.

Planning Obligations

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation: These include:-

1. Highways matters as agreed with the County Highways Authority including:-
S278 and S38 agreements for improvements to the local highway network.

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2. A contribution for highways improvements off site to the local and highway networks as agreed in a raft of measures identifies by the highways Authority. This will also include selected Traffic Regulation Orders
3. A contribution towards County education facilities would normally be required in relation to the private market housing proposed
4. An off-site contribution towards playing pitches, play areas and open space in the area due to the increased demand/requirement from future residents is required in compliance with the SPG over and above the areas provided on site.
5. The proposal would also require that 30% of the dwellings be provided as affordable units for social housing in line with SPD policy and their retention for this purpose in perpetuity. In this instance 39 affordable units retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits)
6. A contribution towards the provision of wheelie bins for each dwelling on the Development.
7. Town centre strategy contributions.
8. Phased long term management plan of the protected species in their new habitat and monitoring of the species population
9. Mitigation for the loss and reinstatement/restoration of hedgerows off site and the longer term (25 year) management of the Bordesley and Spiders Meadow Grassland habitat.
10. Marketing Strategy for the employment area

An agreement has been drafted with input from the applicant's and the Council's solicitor on this basis.

For all these reasons, the residential element of the proposal is considered to be acceptable.

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Outline Business/Employment ProposalPrinciple

The policy framework and SPD 'Land to the Rear of the Alexandra Hospital Development Brief was adopted on 17.9.07 identified the need for the B1 units within the plan period 2006-2011 on site IN69. This is also embodied in the Emerging Local Plan 4.

The objectives to provide a parcel of land suitable of B1 development that is fully and results in a high quality designed scheme that will have no adverse impacts on neighbouring properties or the activities of the neighbouring hospital.

The site is accessible and can be seen as enabling the potential employment uses to come forward. Members will note two linked conditions are recommended, to cover the full residential element of the proposal and also the outline B1 elements, such that the residential should commence within the usual three years from granting of consent, and that the B1 element cannot commence until the relevant outstanding reserved matters have been granted and that these should be submitted within three years of the consent being granted and implemented within five years. This reflects the usual standard conditions, but combines them appropriately for the nature of this application.

Highways

There are no concerns raised by the Highways Officer, subject to the imposition of suitably worded conditions in relation to the access road and the access point and therefore there are no concerns raised regarding access and safety. Matters of pedestrian/cycle access and parking requirements would be dealt with under the detailed layout provided in a future application and so are not of concern here. The adjacent highway is of a suitable standard that it could support a future bus service which might assist in accessing the site sustainably, however bus service provision is not a matter that can be controlled through the planning arena.

Design of the Development

Comments have been received with regard to the design of the development however as noted above the development is subject to any design considerations at a later stage and any indicative designs should be treated as such.

Other matters

Matters of scale, appearance, layout and landscaping are reserved for a future application where such details would be provided and considered under the policy framework at that time.

Members will note that there are marketing obligation requirements directly related to the business element of the proposal and this area is subject to appropriate marketing strategies embodied into a S106.

Conclusion

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In consideration of all the above matters the proposal meets the NPPF challenges to provide development that is sustainable and that the development meets the economic, social and environmental role in compliance with the relevant local and Framework principles and in detail and would be unlikely to cause harm to interests of amenity or safety, providing conditions and appropriate legal mechanisms are imposed .

RECOMMENDATION:

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

- a) **The satisfactory completion of a S106 planning obligation ensuring:**
- Highways matters as agreed with the County Highways Authority through S278 and S38 agreements through on site changes to and improvements on the junction with Nine Days lane and Green Lane
 - A contribution towards education provision
 - Arrangements for the provision and maintenance of the on-site open space provided and maintained by the developer
 - Mechanisms towards off-site playing pitch provision
 - 39 residential units to be provided as affordable housing and retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits)
 - A contribution towards the provision of wheelie bins for each dwelling on the development
 - Replacement of hedgerows and grassland management/improvement of Spiders Meadow and Bordesley and long term management programme
 - Town centre strategy contribution; and
- b) **The conditions and informatives summarised below:**

Conditions

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

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

- 2) Development on any part of the site shall not commence until all reserved matters or full permission have been granted approval for that part of the site, as applicable.

- b) Application for approval of matters reserved in this permission shall

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be made to the Local Planning Authority in respect of each element of B1 uses of the development as agreed with the Local Planning Authority not later than 3 years from the date of this permission.

c) The development hereby permitted shall begin not later than 2 years from the date of approval of the last of the reserved matters to be approved.

d) The matters reserved for subsequent approval include the following:-
Layout, scale, appearance and landscaping for the B1 uses of the site

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

- 3) Prior to the commencement of residential development details of the form, colour and finish of the materials to be used externally on the walls and roofs of the dwellings and garages and details of the proposed boundary treatments 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 the residential and commercial element of the development, details of measures to enhance biodiversity across the site, (based on the Biodiversity Outline Plan) and or amendments, shall be submitted to and approved in writing by the Local Planning Authority.

Where reserved matters are required, these details should be included within any landscaping reserved matters application. The development shall be implemented by the Management Company in accordance with the approved details within the Biodiversity Management Plan as set in the proposals. These details shall be subject to review, amendment and monitoring by the Management Company through the developer and shall be retained as such.

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.

- 5) Details of the method of construction and surfacing materials to be used within the Root Protection Areas (RPAs) as shown on plan 6507- A- 03 D of trees shall be submitted to and approved in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

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Reason: In the interests of the longevity of the trees, the construction method and surface materials need to be appropriate.

- 6) No part of the development hereby approved shall be occupied or brought into use until full details of a landscape management plan, to include long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned domestic gardens) and Nature Conservation proposals, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall cover a period of at least ten years from the commencement of occupation of the development and the approved plan shall be fully implemented and all landscaping to which the plan relates shall continue to be maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To 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.

- 7) No part of the residential or commercial development hereby permitted shall not be first occupied until the highway improvements/offsite works/site access comprising:-
1. the proposed site access to include the change of priority junction on Nine days Lane, the site access gateway feature, the footpath/cycleway crossing of the site access and the access junction to the commercial area all as generally indicated on drawing 14070 113 revision C,
 2. the footpath/cycleway/emergency access between the western end of the site and Green Lane as generally indicated on drawing 14070 S278-2,
 3. the footpath/cycleway access between the eastern end of the site and Green Lane to include a new section of footway on the north side of Green Lane to connect the access with the existing footway to the east as generally indicated on drawing 14070 S278-1,
 4. the proposed parking scheme on Nine Days Lane as generally indicated on drawing T15006 104 revision B, and
 5. lighting of the existing footway/cycleway (Footpath 47) between the site and Woodrow Drive have been constructed and completed.

Reason: To ensure the safe and free flow of traffic onto the highway.

- 8) No part of the residential or commercial development hereby approved shall begin until a Construction Management Plan to include details of:
- a. Parking for site operatives and visitors

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- b. Area for site operatives' facilities
- c. Parking and turning for delivery vehicles
- d. Areas for the storage of plant and materials
- e. Wheel washing equipment
- f. Boundary hoarding (set clear of any visibility splays) has been submitted to, and approved in writing by, the Local Planning Authority. Only the approved plan shall be implemented throughout the construction period.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and To prevent indiscriminate parking in accordance with the NPPF and Policy CS6 of the Borough of Redditch Local Plan No.3.

- 9) The development hereby permitted shall not be brought into use until the accesses, turning areas and parking facilities for the residential element of the application shown on the approved plan have been provided. These areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 10) Prior to the occupation of the residential development a marketing strategy for the B1 development land shall be submitted and approved in writing by the Local Planning Authority. Marketing shall be carried out in accordance with the approved strategy.

Reason: To encourage the provision of B class accommodation in the town on a designated site in accordance with Policy E(EMP)6 of the Borough of Redditch Local Plan No.3 and the NPPF.

- 11) The development hereby permitted shall not be brought into use until the applicant has submitted to, and have approved in writing by, the Local Planning Authority an Employment Travel Plan for the commercial element of the application that promotes sustainable forms of access to the site. In order to reduce car travel and increase travel by more sustainable transport modes the Plan shall specify targets for mode share shifts to be achieved within 5 years of the first occupation of the site. The Plan shall be implemented and monitored in accordance with its terms. In the event of failing to meet these targets at the end of the 5 year period, a revised Plan shall be submitted to and be approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable access.

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12) 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 as outlined in the Phase I survey (URS) dated March 2013 and Phase II survey (GRM Development Solutions), must not commence until conditions a to e have been complied with:

a 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"

b 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"

c 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.

d The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

e Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

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

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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.

- 13) Prior to the commencement of development, details of the play equipment, surfacing and means of enclosure of the play area shall be submitted to and approved in writing by the local planning authority. The equipment and associated works shall be implemented in accordance with the approved details prior to the occupation of the residential development and retained as such in perpetuity.

Reason: In the interests of having sufficient leisure facilities for the occupiers of the site and the wider area.

- 14) Prior to the commencement of development on site the developer must provide an air quality impact assessment. The air quality impact assessment must be undertaken by a suitably qualified professional (s). The Air Quality Impact assessment must consider the impact of the development on local air quality and relevant sensitive receptors, the impact of existing local air quality on the development and relevant sensitive receptors and any necessary mitigation measure required. Additionally, the cumulative impact of all locally committed developments (small scale and large scale major sites > 10 properties) on existing local air quality must be considered to assess if further mitigation measures, other than those recommended as part of the above, are required,

The details of all required mitigation measures identified as part of the above must be agreed with Local Planning Authority. All required mitigation measures must be carried out in accordance with the details agreed by the Local Planning Authority prior to the operation/occupation of the development

Reason: To assess the potential health risks to relevant sensitive receptors from local air quality and identify mitigation measures. NPPF paragraph 124 states "Planning policies should sustain compliance with and contribute toward EU limit values or national objective for pollutants, taking into account the presence of Air Quality Management Area and the cumulative impacts on air quality from individual sites in local areas. The new development should ensure that any new developments in Air Quality Management Areas is consistent with local Air Quality Action Plan

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- 15) Secure cycle parking facilities should be provided at the development as determined by Worcestershire County Council LTP3 Policy and AQAP Measure 5.3.7. Full details of the location, type o rack, spacing, number, method of installation and access to cycle parking should be submitted to and approved by the Local Planning Authority prior to the prior occupation of the development

Reason : In order to contribute to wider sustainability in accordance with paragraph 29 of the NPPF.

- 16) Prior to the occupation of the residential development a scheme detailing installation of an electric vehicle charging point (EVCP) shall be submitted to and approved by the Local Planning Authority. This scheme shall include specifications of the EVCP where they will be located and these shall be operational upon occupation of the development.

Reason: In order to provide development in accordance with air quality principles and paragraph 35 of the NPPF.

- 17) Prior to the occupation of the commercial development a scheme detailing where electric vehicle charging points (EVCP) shall be submitted to and approved by the Local Planning Authority. This scheme shall include specifications and these shall be operational upon occupation of the development

Reason: In order to provide development in accordance with air quality principles and paragraph 35 of the NPPF.

- 18) Prior to the occupation of the development hereby approved (outline and reserved matters/Detailed) a full lighting scheme shall be submitted in writing in accordance with the recommendations of Bat Survey Report Dated February 2016. This scheme shall be implemented in accordance with these recommendations and shall be retained as such in perpetuity.

Reason: In order to ensure a lighting scheme is provided in line with protected wildlife and recommendations and in accordance with policy B(NE)3 and the guidance contained in the NPPF

- 19) Prior to the commencement of the development of site details of the footpath link shall be provide in writing for approval by the Local Planning Authority. This link shall be and 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 Redditch local Plan

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- 20) Full details of the final scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be fully implemented prior to first use or occupation of the development.

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

- 21) Prior to development commencing full details of refuse storage /bins facilities shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation.

Reason:- In the interests of providing adequate refuse storage capacity in a visually acceptable manner. To ensure refuse storage is reasonably accessible to facilitate the collection of refuse from the development. In the interests of amenity and in accordance with Policies B(BE).13 and B(BE).28 of the Borough of Redditch Local Plan No.3.

- 22) Prior to the commencement of development on site details of the barrier control mechanism to limit access from and to Green Lane by emergency vehicles only shall be submitted and approved in writing this access shall be implemented and retained in perpetuity.

Reason: To ensure a well designed development and ensure no through access and associated highway safety.

Informatives

- 1) HN1 - Mud on Highway

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

HN2 - Public Rights of Way Affected

A public right of way crosses the site of this permission. The permission does not authorise the stopping up or diversion of the right of way. The right of way may be stopped up or diverted by Order under Section 257 of the Town and Country Planning Act, 1990, provided that the Order is made before the development is carried out. If the right of way is obstructed before the Order is made, the Order cannot proceed until the obstruction is removed.

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HN6 - Section 278 Agreement

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

HN7 - Section 38 Agreement Details

If it is the Developer's intention to request the County Council, as Highway Authority, to adopt the proposed roadworks as maintainable at the public expense, then details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations shall be submitted to the County Council's Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act, 1980, entered into.

HN8 - Drainage Details for Section 38

It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, the County Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.

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

Procedural matters

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

Redditch Borough Council
Planning Committee

Committee Updates
12th October 2016

2016/118/OUT Land On Green Lane, Green Lane

Additional objections

47 Further detailed additional comments (total of 73)) received in regard to the scheme and associated highways issues and proposed highways alterations/realignments with respect to the augmented S278 plans over those plans shown in the Transport Assessment.

Highway objections:

Object in principal to the proposed T Junction at the bottom of Nine Days Lane.

Why does a new estate with fewer houses get priority over an estate that has been in existence for 40 years.

Concerned regarding gradient of the road and sharpness of the bend. Has anyone taken into account the accident statistics that have been reported not even mentioning the accidents that that are not reportable?

Concerned that combination of bend, camber and gradient will means people cannot stop at bottom of hill especially in poor conditions.

Lives are more important than houses and people matter more than unnecessary development on green wildlife filled land.

This significant road incline is further complicated by the land fall on its left hand side; thus not only does water naturally drain down towards this proposed new Nine Days Lane junction but additional waters come from this right hand side land mass during to its own inclination. This is even worst in winter as the road is north facing and does not have sufficient sun light to counter snow & frost on the tarmac surface. Nine Days Lane is not on the 'gritting route' hence this snow & frost can remain all day & night. The risk of skidding, not being able to stop for those descending from the existing estate is thus that much greater.

Impact of the number of cars at rush hour on this junction.

A number of serious incidents in the past and one reported recently. In bad weather cars have been seen to be unable to stop and hit the kerb opposite. Consider leaving the new development as the turn off instead.

Pedestrian safety trying to cross the road in icy and inclement weather

Road access must be arranged so that existing casual parking ,which is usually (Monday to Friday) along most of the road from the dual carriageway to the dog leg,is curtailed or lessened.

Affected by noise and disturbance in peaceful estate.

Other objections:

Views interrupted by 3 storey office blocks

People have to live somewhere. Not objecting to scheme in principle.

Nearly 2000 patients from Studley Health Centre have just had to re register at other local surgeries around Redditch/ Studley so putting more pressure on them. So local amenities are closing but we are planning more houses, more people, more children and cars

Land should be for improvement for the Alexandra Hospital that is only Hospital in the area, together with a bigger car park, perhaps with free parking up to 1 hour

Concern regarding developer's consultation process. No notifications whilst requesting information nothing forthcoming massive pile of 'undeliverable letters'. When only 79 questionnaires returned

Other Matters

Members will note that further detailed comments received by email on 11.10.16 from a direct contributor to the planning application. These comments separately relate to the specific handling/administration of the planning application. As these matters do not relate to any additional material considerations of the merits of application they have not been included in detail in this update but they will be subject to a separate detailed response by the Local Planning Authority to the author.

Highways Issues – Additional Commentary

As noted above there has been a considerable response in respect to the highway concerns over the development. These comments are not just concerned with the impact of the new access but the proposed changes to the priority of Nine Days Lane and the implications on Woodrow Drive and the road network further afield.

Members will note the access arrangements are made in association with the proposed highway priority alterations in the highway (outside the application site) which are sought through a separate S278 Highways agreement. These agreements also relate to new footpath changes/areas off Green Lane. Further to this progression of the Traffic Regulation Order (TRO 'yellow lines') for a parking scheme on Nine Days lane.

It is understood that this arrangement has been subject to detailed consideration by our Highways engineers and further commentary following the augmented details of the S278 and associated concerns appear below.

"Raised concerns that the change of priority will lead to a rise in incidents this position could only be supported where there was a significant level of local incidents at priority junctions which suggested a trend. Having reviewed the accident records there are no incidents in the locality within the last 5 years - 3 years is the normal assessment window. Therefore there is no local evidence to suggest that the junction rule on this matter but flows should not be disproportionate. Given the scale of the proposal it is concluded that there is not a significant variation in expected vehicle trips and given the proposed commercial which will also generate new vehicle trips that the junction flows will be well balanced and therefore the arrangement is suitable. The arrangement has the added advantage of helping to reduce speed as motorists give way which will contribute to a lower speed environment which is suitable for a residential area.

Highways are also aware of the gradient of the road is raised as a serious concern as motorists would be unable to stop at the junction in winter conditions. The gradient cannot be altered and whilst you may have to stop at the give way in the future this will see approach speeds reduced giving greater reaction time. Given the existing alignment would allow for speeds to be greater it is suggested that the risk of a loss of control is reduced with the proposed layout.

There is no evidence to suggest that this application will adversely impact on highway safety and the level of vehicle flow is such that the usage is not unbalanced. The National Planning Policy Framework, paragraph 32, makes it clear that development should only be refused where the residual cumulative impacts are severe, and it is not considered that is this the case for this application."

Further to this progression of the Traffic Regulation Order (TRO 'yellow lines') for a parking scheme on Nine Days lane.

Proposed/Amended Conditions

Given details provided in supporting information

4) 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 by 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.

6) The development hereby approved shall be carried out in accordance with the details of landscape management 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 this not be altered/amended without the written approval of the Local planning Authority.

Reason:- To ensure a 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.

10) Details agreed in marketing report and no longer required as a condition so and are now inserted as informative instead

15) & 16) Proposed Deletion picked up in conditions 11 and 14 and internal parking layout now complies with updated County Standards.

19) Amended Wording to ensure clarity - Prior to the commencement of the development of site details of the footpath link running between plots 50 and 51 (to the school) shown on site layout plan shall be provide 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 Redditch local Plan

23) Approved plans Conditions (insert plans 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.

Informatives

Additional Informative – Marketing (condition 10)

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

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