



Planning Committee

Wed 9 Aug
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, 9th August, 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

To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.

2. Declarations of Interest

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

3. Confirmation of Minutes - 12th July 2017 (Pages 1 - 6)

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 2016/243/FUL - Peterson Spring, Heath House, Hewell Road, Enfield, Redditch B97 6AG - Peterson Spring (Pages 7 - 14)

Report attached / Site Plan under separate cover.

6. Planning Application 2017/00552/FUL - 4 Mill Lane, Feckenham, Redditch B96 6HY - Mr Richards, Mr Hawkes and Mr Smith (Pages 15 - 22)

Report attached / Site Plan under separate cover.

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Planning Committee

Wednesday, 12 July 2017

MINUTES

Present:

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

Also Present:

Mr Steve Hawley (Worcestershire County Council Highways Authority).

Officers:

Dale Birch, Steve Edden, Andrew Fulford, Amar Hussain and Sarah Willetts

Democratic Services Officer:

Jan Smyth

6. APOLOGIES

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

7. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

8. CONFIRMATION OF MINUTES - 14TH JUNE 2017

RESOLVED that

the minutes of the meeting of the Planning Committee held on 14th June 2017 be confirmed as a correct record and signed by the Chair.

.....
Chair

Planning Committee

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9. UPDATE REPORTS

It was formally noted that there were no published Update Reports for the Applications to be considered.

10. PLANNING APPLICATION 2016/276/FUL – LAND OFF PROSPECT HILL, ENFIELD, REDDITCH MR JOHN MURPHY

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.

RESOLVED that

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

- 1) the satisfactory completion of a Section 106 Planning Obligation ensuring that:
 - i) contributions are paid to the Borough Council in respect of off-site open space, pitches and equipped play in accordance with the Council's adopted SPD;
 - ii) contributions are paid to the Borough Council towards the provision of wheelie bins for the new development;
 - iii) contributions are paid to the Borough Council for securing improvements and environmental enhancements to the Town Centre;
 - iv) contributions are paid to Worcestershire County Council for localised improvements to the cycle and walking network; and
- 2) the Conditions and Informatives set out on pages 12 to 17 of the main agenda report.

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11. **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**

Demolition of existing stables and lean to and construction of commercial cattery unit.

Mrs Melanie Marling, the Applicant, addressed the Committee under the Council's public speaking rules.

Planning Application 2017/00442/FUL

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions set out on page 23 of the main Agenda report.

Listed Building Consent 2017/00535/LBC

RESOLVED that

having regard to the Development Plan and to all other material considerations, Listed Building Consent be GRANTED, subject to the Conditions set out on pages 23 to 24 of the main Agenda report.

12. **PLANNING APPLICATION 2017/00481/FUL – 33 HOOPERS LANE, ASTWOOD BANK, REDDITCH MS LARAIN STEELE**

First Floor bedroom and en-suite extension over garage

On behalf of Ms Laraine Steele, the Applicant, the Committee's Legal Advisor read out her representation under the Council's Public Speaking rules.

RESOLVE that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED, subject to the Conditions and Informative set out on pages 27 to 28 of the main Agenda report.

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13. **PLANNING APPLICATION 2017/00499/OUT –
LAND AT CHURCH ROAD / PUMPHOUSE LANE,
WEBHEATH, REDDITCH B97 5PG
MR G WHITEHOUSE**

Outline Planning Application for up to 8 residential units

RESOLVED that

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

- 1) **the satisfactory completion of a Section 106 Planning Obligation ensuring the following provision:**
 - i) **A financial contribution for the provision of waste storage**
 - ii) **A financial contribution for open space provision; and**
- 2) **the Conditions set out on pages 35 to 40 of the main Agenda report.**

14. **PLANNING APPLICATION 2017/00542/OUT –
LAND OFF GREEN LANE (REAR OF ALEXANDRA HOSPITAL),
GREEN LANE, STUDLEY, B98 7UB
MR LUKE WEBB**

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)

Mr Tony Blythe, objector, addressed the Committee under the Council's public speaking rules.

RESOLVED that

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

- 1) **the satisfactory completion of a Supplemental Section 106 Planning Obligation ensuring that the appropriate charges are reflected; and**

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- 2) **the Conditions and Informatives summarised on pages 46 to 53 of the main Agenda report.**

The Meeting commenced at 7pm
and closed at 8.02pm

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CHAIR

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Planning Application 2016/243/FUL**Construction of a factory/warehouse extension to the existing factory for B1(a), B1(c) and B8 purposes to provide scope for future manufacturing growth together with warehouse space****Peterson Spring, Heath House, Hewell Road, Enfield, Redditch, B97 6AG****Applicant: Peterson Spring
Ward: Abbey Ward****(see additional papers for site plan)**

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

Site Description

The site (0.79ha) is located within an established Industrial Estate to the north of both Windsor Road and Hewell Road (the B4184). Access to the site is from Hewell Road to the South.

Peterson Spring, an established employment use in the area, is surrounded by various other employment uses including: Boomerang to the west, A Poole and Son to the south east and businesses such as Redditch Scooter and Motorcycle centre, and Autoconnect, amongst others to the east. The site is bounded to the north by The Red Ditch watercourse beyond which lies the Brockhill East housing development (currently under construction) including Burrington Close.

The site is primarily flat and level and comprises a large unused roughly gravelled parcel of land within the control of Peterson Spring.

Proposal Description

This application seeks full permission to erect a single storey 2015m² extension to the north east side of the existing factory building. The extension would accommodate workshop/manufacturing uses and an office area within a largely open plan warehousing unit.

The 2015m² would be separated approximately as follows:

Offices	145m ²
Light Industrial manufacturing	755m ²
Storage / distribution	1115m ²

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Consent would allow the applicant to locate all of their manufacturing and storage / distribution business to a single site. The applicant currently rents a separate unit for manufacturing, storage and distribution at Trescott Road Redditch which would no longer be needed. The total number of full-time equivalent staff employed at the Peterson Spring site would rise from 76 to 88 (FTE) with 85 of those being full-time positions.

A larger demarked car parking area would be provided as part of the application. The existing 40 space car parking area which is located to the east of Peterson Spring and immediately to the north of the existing Pheonix works building would be increased in size by accommodating an additional 20 car parking spaces such that the car parking area would now accommodate 60 vehicles. Existing car parking (10 spaces) to the west of the access point onto Hewell Road would be retained.

Access to the site would be gained from the current access point off Hewell Road which would be upgraded as part of the proposals. The access point lies directly opposite Number 201 Hewell Road.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework

National Planning Practice Guidance

Relevant Planning History

None

Consultations

Highway Network Control

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

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

The Highway Authority has identified that a contribution of £15,000 should be made to mitigate against increased traffic on the highway network and these monies shall be used towards delivering some or all of the following identified schemes:

A441 / B4101 Dagnell End Road Signalised Junction
 Bromsgrove Highway / Brockhill Drive
 Birchfield Lane / Foxlydiate Lane Priority Junction
 Brockhill Drive (B4184) / Hewell Road
 (B4184) / Brockhill Lane Roundabout Additional lane on west and north approaches
 Hewell Road / Windsor Road (B4184)
 Alvechurch Highway (A441) / Middlehouse Lane (B4184)
 Alvechurch Highway (A441) / Redditch Ringway (B4160)
 Headless Cross Drive / Evesham Road Signalised Junction
 Rough Hill Drive / Woodrow Drive / Greenlands Drive Roundabout
 Woodrow Drive / Quinneys Lane (hospital access) Roundabout
 Woodrow Drive / Washford Drive / Studley Road arm £ 530,000.00
 Washford Drive / Old Forge Drive Roundabout
 Icknield St Dr (B4497) / Washford Drive / Claybrook Drive Roundabout
 Astwood Bank - Evesham Road (A441) / Feckenham Road / Sambourne Lane (B4092)

A planning obligation (legal agreement) has been drafted to address the above.

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 which would: ensure that the access improvement works are carried out in accordance with the submitted plans prior to first use of the extension permitted; and the requirement that the 'rear' access onto Windsor Road only being used in case of emergencies.

Police Crime Risk Manager

No objection

North Worcestershire Water Management

The site is located within the Batchley Brook catchment, Environment Agency fluvial mapping indicates that the site is located within Flood Zone 1 and it is not considered that there is any significant fluvial flood risk to the site.

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

Public Consultation Response

Two representations have been received. Comments received have queried the accuracy of the application site (red line boundary) plan and raised highway safety concerns with respect to the original proposals which were to have a 'one way' access and egress

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arrangement (access via Hewell Road and egress via Windsor Road). Plans have since been amended with access and egress being via the same point (at Hewell Road). Following the re-notification exercise no objections are raised provided that the main point of access is solely via Hewell Road and not Windsor Road.

Assessment of Proposal

Principle of development

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.4 where the primary aim of Policy 24 is to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land.

The application seeks the redevelopment of vacant employment land for employment purposes. The proposals clearly accord with the economic policies of the adopted Local Plan which seek to safeguard employment sites in Primarily Employment Areas for employment development and therefore the proposals are without question, compliant with the development plan.

Design and layout

The extension itself would be located to the north, and rear of the existing building and as such would only be partially visible from public vantage points.

The height (maximum 11 metres) and design of the proposed extension would respect the character and appearance of the existing factory. The proposed walls of the extension would be partly constructed in brickwork combined with metal profiled cladding (colour to be confirmed) with profiled metal clad roof (colour to be confirmed) and would be appropriate in their context subject to the imposition of a condition to control colour / texture of materials.

Your officers are therefore satisfied that the design and external appearance of the proposed development would respect the context of the site and would therefore comply with Policies 39 and 40 of the Borough of Redditch Local Plan No.4.

Highways, access and parking

Originally submitted plans showed that access to the site would be via Hewell Road and egress via Windsor Road. Following County Highways original concerns and objections received from nearby businesses who enjoy right of access over the secondary access onto Windsor Road, the plans have been amended, which confirm that the existing access to the site (via Hewell Road) would be the sole means of access to the site. The secondary access (via Windsor Road) which is shared by unrelated business users, would now only be used in case of emergency. County Highways have now raised no objections to the proposed development on highway safety grounds based on the development being implemented in accordance with the amended plans.

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The applicant has agreed to enter into a planning obligation (unilateral undertaking) which requires a sum be paid to the County Council due to the increased demand on the highway network.

As stated earlier in this report, a larger demarked car parking area would be provided as part of the application. The proposed car parking area which would now accommodate up to 60 vehicles is acceptable to the highway authority.

Planning Obligation required

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

Conclusion

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

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

RECOMMENDATION:

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

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

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Conditions:

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

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

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

appropriate references to be inserted here in addition to:
revised drawing (site layout plan) 1626/03C

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

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

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

- 5) The development hereby approved shall be accessed and egressed solely by means of the upgraded access point served via Hewell Road. The existing access to the site via Windsor Road shall only be used in case of emergencies.

Reason: In the interests of highway safety.

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Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement (Unilateral Undertaking) and that the requirements of that and the conditions listed above must be complied with at all times.
- 3) Whilst the submitted plans are such that they can be approved in planning terms there is a process of Technical Approval of the detailed road design that will be required to be gone through to enable the roads to be adopted by the local highway authority. This approval for planning purposes will not be considered to in any way mitigate any technical shortcomings identified during the adoption process and this may lead to a requirement to submit further planning applications to regularise any necessary alterations to the design. Should the roads not be adopted and remain private it is likely that the owners of the dwellings will be responsible for the future maintenance of the road, snow clearing etc. and any liability that follows from not carrying out those duties to an appropriate level.
- 4) The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.

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.

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Planning Application 17/00552/FUL**Construction of new three bedroom dwelling****4 Mill Lane, Feckenham, Redditch, Worcestershire, B96 6HY****Applicant: Mr Richards, Hawkes and Smith**
Ward: Astwood Bank And Feckenham 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 site comprises part of the garden to No 4 and No 6 Mill Lane and backs on to Feckenham churchyard (to the north) which is bounded by a brick wall. The frontage to Mill Lane is bounded by a wall and timber fence. The nearest buildings are a modern flat roofed garage to No 6 and a traditional pitched roof garage at no 4.

The site lies within the village envelope, the Feckenham Conservation Area and is also within an area designated as Green Belt.

Proposal Description

This application seeks full planning permission for the erection of a 3 bedroomed cottage style dwelling on land between Nos 4 and 6 Mill Lane with access onto Mill Lane.

The dwelling would be constructed using a traditional red brick and tile since this is considered to relate to the many nearby brick properties in the area.

A parking area to the front of the dwelling large enough to accommodate at least three cars would be provided via a new vehicular access from Mill Lane.

The application is supported by a heritage statement since it proposes new development within a Conservation Area.

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

Policy 2: Settlement Hierarchy

Policy 8: Green Belt

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 20: Transport Requirements for New Development

Policy 36: Historic Environment

Policy 38: Conservation Areas

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Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

SPG Encouraging Good Design
National Planning Policy Framework

Relevant Planning History

2016/364/FUL	Construction of a new three bedroom dwelling	WITHDRAWN 20.01.2017
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Consultations

Arboricultural Officer

No objection

Worcestershire Archive and Archaeological Service

No objections subject to the inclusion of an archaeology condition

RBC Development Plans

The proposal site is located within the settlement boundary of Feckenham village within the Green Belt. The site is also within the Feckenham Conservation Area boundary.

Paragraph 89 of the National Planning Policy Framework states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

[fifth criterion] Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;"

This paragraph indicates that this planning application constitutes 'limited infilling in villages' and therefore in principle it is acceptable.

Policy 8 - Green Belt from the Borough of Redditch Local Plan No.4 states that applications should be determined in line with national Green Belt policy. Limited infilling in villages washed over by Green Belt is an exception to inappropriate development in policy terms (NPPF paragraph 89, criterion 5). In conclusion, this application can be supported from a Planning Policy perspective.

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Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection, subject to the inclusion of conditions covering access, turning and parking, electric vehicle rapid charging point provision together with standard highway informatives

North Worcestershire Water Management

No objection

Feckenham Parish Council

No objection

Contaminated Land: Worcestershire Regulatory Services

No objection

RBC Conservation Advisor

The dwelling is relatively small in scale and designed in a traditional manner which reflects the existing mixed pattern development within the conservation area. The development would have nil effect on the character of the conservation area, nor would it impact adversely on the nearby listed building. As such, this constitutes an acceptable form of development. In the case of approval, a hand-made tile should be specified and approved and a sample of brick should be submitted for approval following which a sample panel of brickwork should be prepared in order that an appropriate mortar mix and pointing can be agreed.

Public Consultation Response

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

- The dwelling would not be affordable or fill any provable local need
- Views from Mill Lane through to the tower of the Grade II* listed church of St. John the Baptist would be lost
- The area will be become more crowded and urbanised
- Access to the site from a narrow lane is tight and unsuitable
- The proposal would harm the streetscape and appearance of this area
- Nearby properties would be overlooked affecting privacy
- Drainage concerns

One representation has been received supporting the application. Comments received are summarised as follows:

- Like many residents in Mill Lane and in the village as a whole, I am not opposed to the building of a dwelling here. Views would not be affected, access and parking provision is acceptable

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- There is a general shortage of building land and see no reasons to withhold consent

Assessment of Proposal

Principle

The site is located within the settlement boundary of Feckenham village within the Green Belt.

Paragraph 89 of the National Planning Policy Framework states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

[fifth criterion] Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;"

Your officers are satisfied that the proposal constitutes 'limited infilling' within the village of Feckenham and therefore meets the required (fifth criterion) as set out under Paragraph 89 of the NPPF.

Policy 8 - Green Belt from the Borough of Redditch Local Plan No.4 states that applications should be determined in line with national Green Belt policy. Since limited infilling in villages washed over by Green Belt is an exception to inappropriate development there are therefore no objections to the principle of the development providing the details submitted are considered to be acceptable.

Scale, appearance and general layout

This part of the Feckenham Conservation area is mixed in terms of age and style of dwellings and in the positioning of dwellings within the plots. The dwellings siting approximately follows a curved notional line linking 4 and 6 and their outbuildings. The proposed layout gives both a coherent response to the street scene and allows access and car parking at the front of the site whilst retaining all boundary walling.

The location of the new dwelling and the height (two storey) have taken into account the position and height of the cottages at 2 and 4 Mill Lane and the modern dwelling and garage at No 6. The ridge line serving the proposed dwelling is slightly lower than 2 and 4 so is subservient to these cottages and associated outbuildings. The creation of the plot does not require the removal of any historic fabric and no brick walls or other formal boundary treatments would be affected although a small amount of mixed vegetation would be removed. Although a separate vehicular access would be created, all existing brick wall boundaries to Mill Lane would be retained.

The site is located at the inside of a slight curvature in Mill Lane so is not seen from important views from The Square looking along Mill Lane. As a cottage dwelling set back in the site it would mostly be hidden from view from the churchyard by existing vegetation

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to the rear. The tower of the Grade II* listed church is glimpsed from some points in Mill Lane, notably outside No 6 but is not readily visible from the street by the proposed plot so no loss of important views would result.

The cottage design takes its cue from other cottages within the Village with dormer gables and its height is not considered to be visually imposing. Traditional red brick (walls) and clay tile (roof) are proposed in order that materials relate to the many nearby brick properties in this area.

The statutory test which requires that development in Conservation Areas should 'preserve or enhance' is considered to be met. The Councils Conservation Advisor has raised no objections to the scheme and your officers consider that the proposals meet the Policy requirements of Local Plan Policy 38.

Residential amenity considerations

The Councils residential design SPG refers to the 45 and 60 degree code with regard to overshadowing of neighbours property. In this case, no problems have been identified having regard to the dwellings location and orientation to the northern side of Mill Lane.

Minimum separation distances have been met and a generous amenity area is provided for the new dwelling, with the rear garden having a gross area of 165sqm, with 80 sqm being outside of the canopy of any trees.

Your officers have concluded that the proposal would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy.

Impact of the proposals on highway safety

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking. Parking space for a minimum of three cars would be provided at the site, meeting the Councils standards.

The highway authority have raised no objection to the application, accepting that the proposals would not adversely impact on highway safety, subject to the imposition of planning conditions and informatives.

Conclusion

It is considered that the proposals comply with the planning policy framework and would not result in harm to amenity, safety or the character of the Conservation Area. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

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RECOMMENDATION:

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

Conditions:

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

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

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

Appropriate references to be inserted here

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

- 4) 1. 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.

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- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

2. 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.

- 5) 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.

- 6) Prior to the first occupation of the dwelling hereby permitted the parking area shall be fitted with a fast electric vehicle charging point in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage sustainable travel and healthy communities.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The attention of the applicant is drawn to the need to keep the Highway free from any mud or other material emanating from the application site of any works pertaining thereto.
- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated

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with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email : worcestershirevehicle.crossing@ringway.co.uk

- 4) Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

Procedural matters

This application is being reported to the Planning Committee because two objections have been received. As such the application falls outside the scheme of delegation to Officers.