



Planning Committee

Wed 13 Sep
2017
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

www.redditchbc.gov.uk

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

**Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 (Ext. 3266)
e.mail: jan.smyth@bromsgroveandredditch.gov.uk**

REDDITCH BOROUGH COUNCIL
PLANNING COMMITTEE



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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

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

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 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, 13th September,
2017

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

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

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 - 9th August 2017

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 2017/00467/FUL - 75 The Slough, Crabbs Cross, Redditch B97 5JR - Mr Jason Kleanthous (Pages 1 - 6)

Report attached / Site Plan under separate cover.

6. Planning Application 2017/00769/FUL - 57 Cranham Close, Headless Cross, Redditch B97 5AZ - Mr and Mrs Pietrasiak (Pages 7 - 10)

Report attached / Site Plan under separate cover.

7. Listed Building Consent Application 2017/00796/LBC - Palace Theatre, Alcester Street, Town Centre, Redditch B98 8AE - Redditch Borough Council (Pages 11 - 14)

Report attached/ Site Plan under separate cover.

This page is intentionally left blank

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

Planning Application 17/00467/FUL

Two storey front extension forming remodelled entrance hall with additional first floor bedroom over and rear first floor alterations to form master bedroom with en-suite.

75 The Slough, Crabbs Cross, Redditch, Worcestershire, B97 5JR.

Applicant: Mr Jason Kleanthous
Ward: Astwood Bank and Feckenham

(see additional papers for site plan)

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

This particular site relates to a detached property located off the Slough. There are a number of individual houses located off this private road. The property appears to be an original gabled ended cottage/barn with later additions set back from the original. The original brickwork is now painted, however some the original details and stacked eaves and brick dentil course around the eaves are still visible. The property is well enclosed and is located within a residential area of Redditch.

Proposal

This application is to provide a new two storey extension at the front of the property and rear first floor alterations to create and new master bedroom and en-suite.

Relevant Policies:

Policy 1: Presumption in Favour of Sustainable Development
Policy 36: Historic Environment
Policy 37: Historic Buildings and Structures
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

13th September 2017

Relevant Planning History

1982/292/OUT	Proposed Garage & detached Bungalow	Refused	07.10.1982
2000/097/FUL	Extension And Garage At Dwelling	Granted	17.04.2000
1983/418/FUL	Alterations & Extensions	Granted	07.12.1983

Consultations**Heritage advisor**

No Comments Received To Date

Stratford Upon Avon District Council

No Comments Received To Date

Public Consultation Response

3 letters sent – 2 responses received raising concerns as follows:

- The relative location of the extension in relation to boundary and respective ownership
- Notice and purchase of the land in question that has not been made in this instance
- Concerns over overlooking given additional windows overlooking bedroom area and especially to the front area of the property
- Concerns of extension being overbearing

Assessment of Proposal

The main issues with regard to this particular application is to consider the principal of the development, the design and appearance of the resulting building and the associated impact of the works on neighbouring properties and the location.

Principle

The property is located within a well-established residential area of Redditch and therefore the principle of the works would be considered acceptable as long as the provisions of the residential policies and guidance are addressed positively.

Heritage Asset

The property is not listed nor is it in a conservation area, however the Local Planning Authority consider the building is of some architectural / historic merit to warrant

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****13th September 2017**

consideration in this case as a non-designated heritage asset as it appears on the Historic Environment Register (HER)

The applicant has provided an appropriate heritage statement to address this. Members will appreciate that this 19th century property has been heavily altered but maintains some of the original format of the property. This original format of the property is obvious from the simple plain tile roof stacked eaves and brick dentil course which has been subsequently painted. However the property has been altered and extended, this includes later dormer extensions. In this instance the Local Planning Authority are satisfied that the works do not significantly or negatively detract from this heritage asset or its setting.

Design and Appearance

The proposed new elements will bring the property forward toward the entrance and introduce a new gable to the side, although still maintaining a staggered arrangement. This will also be set back from the front wall of the dwelling and the staggered roofline will ensure that the original element of the dwelling is still clearly readable with the original detailing.

The proposed new roof changes and gable will serve to remove a rather dated and heavy looking dormer window to provide a more unified design and with matching materials. Whilst the extensions do alter the property, the works that have already taken place have already somewhat altered the character. The new gable extensions will provide another gable in line with the design of the rest of the house.

It is considered that the original elements will continue to remain the focus of the extended property and the original brick detailing will be retained and visible per the applicant's statement. The Local Planning Authority consider the design of the new elements is acceptable and would not detract visually from the main house in line with your policies P39 and P40 of the Borough of Redditch Local plan 4 .

Concerns have been raised in terms of character and materials however the applicant has indicated that the original element of the house and its detailing will be retained and will be clearly visible. The imposition of conditions will ensure an acceptable final finish to the resulting property.

Amenity

The nearest properties situated on the same side as the application site are numbers 75a, 77 The Slough with number 71 being sited opposite. The extensions are located on the opposing side to number 75a and therefore there will be no adverse impact to this particular property.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

Given the angle of the properties to each other there will be no overlooking or loss of light to number 77 although it is accepted that the view of the house will change, however this is not considered detrimental in terms of outlook.

Concerns have been raised by the property on the opposite side of the driveway in terms of privacy and overlooking / overbearing. Members will note Number 71 currently has a large double garage obscuring the front of the proposal from the bedroom window. It is also noted that the other bedroom windows do not directly face the extension and the distance between the nearest windows will be just over 19m which will, in your Officers opinion, ensure no loss of privacy. The relationship and distance separation ensures the works are not considered overbearing to this property.

Others Issues

Members will note objections in concern with ownership of the land the proposal is located on. It is also noted that the applicant has signed Certificate A confirming ownership of the land within the red line boundary of the site where the extensions are proposed.

Subsequently, the applicant has again confirmed ownership of the land. This is not, in itself, a planning matter and should be settled through the civil process available and does not interfere with the planning authority being able to determine the application on its own merits as indicated above.

Conclusion

The principle of the works are considered acceptable and the design and appearance continue to compliment the property and do not detract from the character of the location of setting or its significance as a non-designated heritage asset.

The design of the proposed works will not adversely impact on this heritage asset or the character of the property or location and will not create any adverse overlooking or loss of amenity to neighbouring properties and is therefore considered to comply with the advice and guidance contained in policies. P1, P36, P37, P39 and P40 of the Borough of Redditch Local Plan 4 and Encouraging Good Design SPG.

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.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

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

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

75 TS-01

75 TS-02

75 TS-03

Heritage Statement Dated 24.7.17

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

3. Prior to the commencement of development on site , details of the form, colour and finish of the materials to be used externally on the walls and roofs and details of the final window materials 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.

Procedural matters

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

This page is intentionally left blank

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

Planning Application 17/00769/FUL**Construction of rear two storey extension to form lounge , office and garage extension. Raise existing roof to provide additional second storey accommodation of master bedroom with ensuite and roof space storage and dressing room****57 Cranham Close, Headless Cross, Redditch, Worcestershire, B97 5AZ****Applicant: Mr & Mrs Pietrasiak
Ward: West****(see additional papers for site plan)**

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

Site Description

Number 57 is a detached three bedroomed property situated to the western side of Cranham Close, a residential area comprised primarily of detached two storey dwellings.

Land levels fall away steeply in an east to west direction such that the property appears as a bungalow when viewed from the east, but has two storeys of accommodation at the rear (when viewed from the west). The property situated to the immediate north (number 58) is almost identical in terms of proportions and accommodation provided to number 57, whilst numbers 55 and 56 Cranham Close which are located to the south of the site are larger 4 bedroomed dwellings and two storey rather than single storey when viewed from the east.

Proposal Description

The proposals are for extensions which would raise the existing ridge height of the property in order for the applicant to be able carry out a loft conversion which would provide a new master bedroom. Two storey extensions are proposed to the rear to provide additional domestic accommodation including lounge and home office.

The extensions would be constructed using facing brickwork (walls) under a concrete interlocking tiled roof with materials to match those of the existing.

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

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

Others

NPPF National Planning Policy Framework
SPG Encouraging Good Design

Relevant Planning History

None

Public Consultation Response

Representations have been received from 5 different postal addresses raising concerns which are summarised as follows:

- Access and parking concerns
- Proposal represents an over-development of the site and would set an undesirable precedent; particularly as a result of its depth, width, height and mass.
- Loss of outlook, light and privacy would impact detrimentally upon amenities enjoyed by occupiers of nearby neighbours
- The extensions would be out of keeping with the area harming the character of Cranham Close
- Noise and general disturbance arising from the construction phase would impact detrimentally upon nearby neighbours; including access for construction vehicles.
- Inadequacies in the quality of submitted drawings and over emphasis in submitted drawings as to relationship with patio at number 56.

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

The extensions would be visible in the street-scene by virtue of the proposed raising of the existing ridge line of the property. However, the resulting ridge line increase would be no higher than the eaves level serving the adjacent property to the south, number 56 Cranham Close. The majority of the properties in Cranham Close would remain taller than number 57 (as extended), with the exception of No.58. This fact, together with a general 'stepping down' in height from number 56 in the direction of number 58 which would occur has lead your officers to conclude that the extensions as proposed would not be harmful to the existing street-scene. The extensions to the rear would not be readily visible from Cranham Close.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

The proposed extensions would be constructed of matching materials (brick walls under a concrete interlocking tiled roof) which would match those used in the construction of the original dwellinghouse.

Your officers have carefully considered the objections raised by neighbouring properties as summarised earlier in this report and have concluded that the amenities enjoyed by occupiers of nearby properties would not be prejudiced by granting consent for the extensions proposed. The extensions to the rear would comply with the 45 degree code which is used to assess possible loss of light to neighbouring dwellings. No loss of outlook would occur and privacy would not be unduly harmed.

Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission.

Plans submitted show that the existing driveway would be widened in order to accommodate a larger number of vehicles. The three cars which could be accommodated in this enlarged car parking area would accord with parking standards for four bedroomed dwellings.

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 Plans/Drawings listed in this notice:

Drawing no. C1718-10 Rev D - Existing and Proposed Elevations and Floor Plans/Location Plans

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

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found,

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****13th September 2017**

the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. 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 Policies in the Local Plan.

Informatives

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

Procedural matters

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

Planning Application 17/00796/LBC**Strengthening work required to a deflecting purlin in the roof area above the auditorium.****Palace Theatre, Alcester Street, Town Centre, Redditch, Worcestershire, B98 8AE.****Applicant: Redditch Borough Council
Ward: Abbey Ward****(see additional papers for site plan)**

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

Site Description

The Palace Theatre is sited on the corner of Alcester Street and Grove Street within the pedestrianised area of Redditch Town Centre.

The Theatre was built by the architect Bertie Crewe and opened in August 1913; it supports an Edwardian main auditorium on two levels and a modern studio/meeting space and frontage.

The Palace Theatre is a Grade II Listed Building.

Proposal description

Strengthening work is required to a deflecting purlin in the roof area above the auditorium in order to prevent further deflection and possible damage to the roof finishes as a result

One purlin in the roof area above the auditorium is showing signs of excessive deflection/bowing with horizontal shakes and is opening up at the mid-span splice joint. The purlin is carrying the weight of a 1200mm diameter duct on top of the normal roof load, but does not directly support the ceiling. On the advice of the Structural Engineer strengthening work is required to prevent further deflection and possible damage to roof finishes as a result.

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

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

Others

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

There have been a variety of applications on the site most recently for the installation of Silicon Photovoltaic Cells (2011/098/LBC and 2011/097/RC3) and proposals to strip and re-roof the area over the Auditorium (2010/105/LBC)

Consultations**The Theatres Trust**

Supports the Application 24.08.17

Heritage Advisor

No objection to the work proposed. 17.08.17

Public Consultation Response

Site notice posted 3rd August 2017 expires 24th August 2017.
Press Notice displayed 11th August 2017 expires 25th August 2017.

No representations received.

Assessment of Proposal

The issue for consideration with respect to this proposal relates to the impact of the works upon the special architectural and historical interest of the Listed Building. Along with the Policies of the BoRLP No4 the NPPF requires at paragraph 131 that LPAs take account of:

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

The Council's heritage advisor has been consulted and has no objections to the necessary work to this Listed Building. It is noted that the works require no removal of historic fabric from the building and that by strengthening the existing purlin this will avoid the need to remove and replace this element in the future. The specification and

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th September 2017

materials are detailed on the submitted plans within the submission and are controlled by condition.

RECOMMENDATION:

Redditch Borough Council, having regard to the development plan and to all other material considerations, is minded to approve Listed Building Consent subject to the following conditions and requests that the Secretary of State for Communities and Local Government supports this view and Grants Listed Building Consent subject to those conditions;

Recommended 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 approved shall be carried out in accordance with the following plans and drawings:

Location Plan

Existing ceiling/Floor over Auditorium Drawing no. 129-116-01

Indicative location of purlin requiring strengthening Drawing no RBC/GSL8/3

Internal layout Drawing no RBC/GSL8/8

Purlin Strengthening Details Drawing no. 129-119-01

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

Informatives

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

In this case the applicant submitted a scheme that raised no material issues and required no further negotiation or amendment. The proposal therefore delivers a policy compliant sustainable form of development.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE****13th September 2017**

Procedural matters

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

Furthermore as the applicant for the proposed works is Redditch Borough Council Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990, does not allow for the Borough Council to be the determining Authority. It is therefore necessary to refer the application to the Secretary of State for Communities and Local Government in order that he can determine the proposal.