



Planning Committee

Wed 14 Feb
2018
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

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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.
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Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 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.2884 or email on: sarah.sellers@bromsgroveandredditch.gov.uk 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.

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COMMITTEE

Wednesday, 14th February,
2018

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 of the Planning Committee held on 17th January 2018 (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. Application 2017/00700/OUT - Redditch Gateway Land Adjacent to the A4023 Coventry Highway Redditch (Pages 5 - 8)

Planning Application Consultation Response – Members determined the application for the Redditch Gateway in relation to land in Redditch on 13th December 2017. Redditch Borough Council has been invited to comment by Stratford upon Avon District Council in relation to additional information submitted to Stratford upon Avon District Council. The additional information affects that part of the site which lies within Stratford upon Avon District.

[Note: No public speaking rights as the item is for a consultation response and not the determination of a planning application]

6. Application 17/01255/FUL - Unit 2 Light House Works Feckenham Road Astwood Bank B96 6DS - Mr Shaun Street (Pages 9 - 18)

Report attached – for site plan see Site Plans Agenda

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- 7.** Application 17/01270/FUL - Whiteoaks Hill Top Redditch B97 5PQ - Mr Jason Gould (Pages 19 - 30)

Report attached – for site plan see Site Plans Agenda

- 8.** Application 17/01361 - The Stables Farm Shop Astwood Lane Astwood Bank Redditch B96 6PS - Mr J Cockburn (Pages 31 - 38)

Report attached – for site plans see Site Plans Agenda

- 9.** Application 17/01460/FUL - 8-10 Unicorn Hill Redditch B97 4QU - Ladbrokes Coral Group plc (Pages 39 - 44)

Report attached – for site plan see Site Plans Agenda

- 10.** Application 18/00015/FUL - Unit 2 149 Ipsley Street Redditch B98 7AA - Mr M S Farooqui (Pages 45 - 48)

Report attached – for site plan see Site Plans Agenda



Planning Committee

Wednesday, 17 January 2018

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:

Ruth Bamford, Steve Edden and Andrew Fulford

Democratic Services Officer:

Amanda Scarce

50. APOLOGIES

There were no apologies for absence.

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. CONFIRMATION OF MINUTES - 13TH DECEMBER 2017

As there had been a delay in preparation of the minutes the Chair allowed Members 10 minutes to read through these to ensure that they were happy with the content.

It was highlighted that, at page 4 of the minutes the petition referred to actually had more than 35 signatures on it.

RESOLVED that

The minutes of the meeting of the Planning Committee held on 13th December 2017 be confirmed as a correct record and signed by the Chair.

53. UPDATE REPORTS

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Chair

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It was noted that there were no update reports for any of the items being considered at this meeting.

54. APPLICATION 2017/01269/FUL - 5 HAWTHORN ROAD, REDDITCH - MR STASHU RZEZNICZAK

Single storey side/rear extension forming additional bedroom and ensuite and change of use from dwelling (C3) to house of multiple occupation with 7 bedrooms (sui generis)

RESOLVED that

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

the conditions detailed on pages 4 and 5 of the main agenda report but with Condition 5 substituted as detailed below:

Substitute Condition 5

- 5) No more than 7 people shall permanently reside at the premises at any one time and the landlord shall keep and maintain a written record of the permanent residents at this premises. This record shall be made available for inspection whenever requested by the local planning authority.**

Reason: To minimise the impact on adjoining occupiers.

During consideration of the report the Chair asked for it to be noted that the address referred to in the heading of the report should be 5 Hawthorn Road, Batchley, Redditch, Worcestershire B97 6NG.

55. APPLICATION 2017/01312/OUT - 533, EVESHAM ROAD, REDDITCH - MR LARKIN

Outline application (matters of layout and scale to be considered) for the demolition of outbuildings, retention of former public house (533 Evesham Road) and erection of 2 new dwellings with shared access.

RESOLVED that

having regard to the development plan and to all other material considerations, OUTLINE planning permission be GRANTED subject to the conditions detailed on pages 13 to 15 of the main agenda report.

A verbal update was given by the Planning Officer in respect of page 11 of the agenda report, under Impact of the proposals on

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highway safety, it was noted that it should refer to two dwellings and not four as stated in the report.

56. APPLICATION 2017/01366/FUL - 271 BIRCHFIELD ROAD, REDDITCH - MR J ZOLLMAN

It was noted that this item had been withdrawn from the agenda.

57. APPLICATION 2017/01396/FUL - 70, HEATHFIELD ROAD, REDDITCH - MR KULBIR SINGH

Demolition of the existing storey rear buildings together with external steel stairs to erect single storey rear extension to enlarge the retail unit with a new shop front and new access to first floor.

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

Mr David Haselden – objector

Mr Amardeep Bharj – agent for the applicant

RESOLVED that having regard to the development plan and to all other material considerations, planning permission be **GRANTED** subject to the conditions detailed on page 25 of the main agenda report.

The Meeting commenced at 7.00 pm
and closed at 8.06 pm

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**PLANNING
COMMITTEE**

14th February 2018

Planning Application 17/01847/OUT (Stratford)**Consultation****Response**

17/00700/OUT (Redditch) 17/00701/OUT (Bromsgrove)

Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; and Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023.

Redditch Gateway Land Adjacent To The A4023, Coventry Highway, Redditch, Worcestershire, ,

Applicant:**Redditch Gateway Infrastructure Ltd****Ward:****Church Hill Ward****(see additional papers for site plan)**

The author of this report is Simon Jones, Planning Officer (DM), who can be contacted on Tel: 01527 548211 Email: simon.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Stratford District Council upon amendments to the proposed Parameters Plan (detailed below) and a Highways briefing Note which have been initiated by the applicant in response to the decision by members of Stratford upon Avon District Council's Planning Committee on 6th December 2017, to defer consideration of their application.

Stratford upon Avon District Council's Planning Committee subsequently considered the application on 31st January 2018, where they resolved to grant planning permission. The details of that decision were awaited at the time of preparing this report. As none of the three Councils can issue a decision until a multi-lateral s106 has been signed, comments on the amendments can still be considered by Stratford, in the event that Members wish to add or amend

RECOMMENDATION:

That no objection be raised to the amendments proposed in respect of that part of the application which falls within Stratford upon Avon District and,

Members endorse the comments under the heading Officer appraisal.

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14th January 2018

Background

Members will recall that at the meeting of Redditch Borough Council on 13th December 2018, they resolved that

having regard to the Development Plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration, following consultation with the Chair of the Planning Committee, to GRANT planning permission subject to:

- a) the satisfactory completion of a S106 planning obligation ensuring that:
 - i) £200,000.00 to be paid on first occupation and held for a period of 15 years from its receipt in the form of a bond and management arrangement to support HGV routing; and
 - ii) Biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and
- b) the conditions summarised on pages 54 to 57 of the main agenda report, as amended by the Update Report.

At the meeting of Bromsgrove Planning Committee on 4th December 2017 (in accordance with the minutes subsequently approved on 8th January 2018) they :

RESOLVED that, authority be delegated to the Head of Planning and Regeneration Services to grant planning permission subject to:

- A. *The Applicant entering into a suitable legal mechanism to secure the following:*
 - 1. *£200,000.00 to be paid on first occupation and held for a period of 15 years from its receipt OR until 12 months after the last premises was occupied, whichever was sooner; and*
 - 2. *Biodiversity offset scheme for each phase of development and biodiversity monitoring contribution; and*
- B. *Conditions as set out in summary form* as detailed on pages 206 to 209 in the main agenda report;*
 - 1. *With updated condition 12 regarding the Construction Environmental Management Plan (hours of working during the demolition/construction stage); and*
 - 2. *The inclusion of the 3 year time limit for the full application.*

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**Officers have delegated authority to agree the final wording of the conditions in conjunction with Stratford on Avon District Council, Redditch Borough Council, the Applicant and the Head of Planning and Regeneration, Bromsgrove District Council.*

Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers requires that:

All planning decisions, actions or advice/responses on behalf of the Local Planning Authority cannot be dealt with under delegated powers (so must be reported to committee) where:

- The application is for major development (more than 100sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

The amendments to the Parameters plan are confined wholly to that part of the site which lies within Stratford upon Avon District and propose no modifications to that part of the development within Redditch Borough. Accordingly, it is for Stratford District Council to undertake any consultation / notification of interested parties.

The Amendments

The amendments include:

Parameters Plan 5372 – 205 L

An increase in the distance between the nearest edge of the proposed building zone on the southern parcel and Far Moor Lane / existing development at Winyates Green / Longhope Close of 30 metres.

A reduction of the maximum potential height of buildings along the western edge of the proposed development zone on the southern parcel (eastern side of Far Moor Lane) to 15 metres in height.

In effect, the amendment means that a development proceeding on the basis of the latest parameters plan would mean no building of 21 metres would be erected within 30 metres of the western site boundary.

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180110 Highways Briefing Note

Responds to concerns expressed by Members of Stratford District Council concerning :
HGV management – specifically, insufficient information on traffic management and
Lack of evidence to support the proposed bond, currently £200,000.

Officer Appraisal

It is considered that the amendments to the parameters plan would reduce the visual impact of any development on the southern parcel (beyond that which members of RBC previously considered to be acceptable) when viewed from properties at Winyates Green, Far Moor Lane, the public right of way (800C) and Longhope Close, and is consequently a betterment.

The additional information on traffic management and the proposed bond is noted.

Conclusion

The amendments to the parameters plan mean the development would result in a reduced visual impact to the plan previously tabled and would require a consequential change to reference the amended plan number in the decision, when issued, subject to the terms of the original resolution, as set out in the minutes agreed on 17th January 2018.

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Planning Application 17/01255/FUL**Change of use of part of building from an Industrial use to a Shop (Class A1) and Cafe/ Restaurant (Class A3) (Part Retrospective) and the installation of a ventilation flue in roof****Unit 2, Light House Works, Feckenham Road, Astwood Bank, Worcestershire, B96 6DS****Applicant: Mr shaun street
Ward: Astwood Bank And Feckenham Ward****(see additional papers for site plan)**

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

Site Description

Light House Works is located on the corner of Queen Street and Feckenham Road in the village settlement of Astwood Bank. The main entrance to the shop and café/ restaurant would however be from Queen Street.

Light House Works forms part of the wider Spring Factory which is a Locally Listed Building. The Local List states that the building is an attractive industrial building of considerable architectural merit, which is relatively unaltered.

Proposal

The application is for the change of use of part of Light House Works from a light industrial (B1) use to a cafe and restaurant (A3 use) and antique shop (A1 use). This application is part retrospective as the antique shop opened in September 2017.

The proposed opening hours of the proposed uses would be as follows:

Use	Monday to Friday	Saturday	Sunday
Shop	9:00am to 5:00pm	9:00am to 5:00pm	10:00am to 4:00pm
Cafe	7:30am to 5:00pm	7:30am to 5:00pm	10:00am to 4:00pm
Restaurant	Friday only- 6:30pm to 10:00pm	6:00pm to 10:00pm	Not Open

Relevant Policies:**Borough of Redditch Local Plan No. 4 Adopted January 2017**

Policy 1 Presumption in favour of Sustainable Development

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Policy 2 Settlement Hierarchy
 Policy 19 Sustainable Travel and Accessibility
 Policy 20 Transport requirements for new developments
 Policy 23 Employment land provision
 Policy 30 Town Centre and Retail Hierarchy
 Policy 36 Historic Environment
 Policy 37 Historic Buildings and Structures
 Policy 39 Built Environment
 Policy 40 High Quality design and Safer Security

Others

Encouraging Good Design SPG
 Employment and Monitoring SPG
 NPPF National Planning Policy framework
 NPPG National Planning Policy Guidance

Relevant Planning History

2010/143/COU	Change of Use of business unit within Class B1 to Hairdressers (A1)	Refused 16.08.2010
2005/309/FUL	Revised Application - Conversion Of Existing Building Into 11 No. 1 Bed And 7 No. 2 Bed Flats And Car Park Areas	Refused 17.08.2005
2005/159/FUL	Conversion Of Ex Building Into 11 No. 1 Bed And 7 No. 2 Bed Flats And Car Park Areas	Withdrawn 13.06.2005
2003/472/FUL	Alteration, Extension And Conversion To 14 No. Apartments	Withdrawn 25.11.2004
2002/020/FUL	Change Of Use To Provide 5 No. Flats: Retain 3 No. Offices.	Refused 24.05.2002 and Appeal Dismissed 26.03.2003

Consultations**Conservation Officer**

No Comments Received To Date. Expired 01.02.2018

Redditch Strategic Planning and Conservation**Borough of Redditch Local Plan No.4 Policy 2 Settlement Hierarchy**

Astwood Bank features second in the Boroughs settlement hierarchy, directly following the urban area of Redditch. The Policy states that development within the

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settlement boundary will be the focus for identified development needs and supporting local services and infrastructure. The Accessibility Study and Settlement Hierarchy for Redditch Borough (October 2008) defines the settlement hierarchy and considers the sustainability of the settlements in Redditch.

Accessibility Study and Settlement Hierarchy for Redditch Borough (October 2008)

The study outlines that the purpose of defining a Settlement Hierarchy is to help direct new development to the most sustainable locations and to areas with the capacity to accommodate further growth, this is then used as a framework against which future levels of development can be determined. The study concludes that Astwood Bank is a sustainable settlement, and it can be argued that further development (although not necessarily significant growth) within this settlement will help meet the needs of local residents.

The study shows that A1 and A3 uses are already present in Astwood Bank and therefore it is considered the addition of this use would not harm the sustainability of the settlement or alter its role in the settlement hierarchy.

Borough of Redditch Local Plan No.4 Policy 30 Town Centre and Retail Hierarchy

The area of Astwood Bank contains Astwood Bank District Centre. The purpose of this policy is to ensure that development is appropriate to the size of the centre and the geographical area it serves. Within the hierarchy Astwood Bank is within Tier 2 - District Centres. The District Centres should provide day to day needs and be supported by a limited range of other shops and non-retail services. Therefore the use proposed through this application would be appropriate to be located in Astwood Bank District Centre and in the first instance development of this type should be directed there, rather than the wider settlement. However, as the proposed use is of limited size (194 sq. m) it is not considered that this use outside of the District Centre would harm the role and function of the District Centre and is still considered appropriate in the wider settlement of Astwood Bank.

Borough of Redditch Local Plan No.4 Policy 36 Historic Environment

Light House Works forms part of the wider Spring Factory which is a Locally Listed Building. The Local List states that the building is an attractive industrial building of considerable architectural merit. It is a relatively unaltered and a well detailed example of its type that was integrated successfully within the contemporary residential development. It is essential that this architectural merit is retained. Policy 36 states that "...locally listed heritage assets, and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment" (paragraph 36.2). In accordance with this Policy any works should be sympathetic and enhance the building. The Policy requires a Heritage Statement to be submitted alongside the application, this has been completed.

Employment Land Monitoring SPG (2003)

The site is currently in use as B1(c) light industrial use. The site is 194 sq m (0.0194Ha) and is not allocated as employment land in the Borough of Redditch Local Plan No.4. Through assessment against the SPD it is considered that the site would not be counted as an employment site for the purposes of contributing towards the Local Plan employment target (paragraph 2.6 and flow chart on page 7). In addition

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the site would not be monitored as a loss to employment at the local level as the site falls below the size threshold of 0.4Ha.

In conclusion this application is not contrary to planning Policy.

WRS - Noise

Noise: No objection to the application in terms of noise.

Odour: In order to aid dispersion of any cooking odours / fumes there should be no restriction (cowl) at the final flue opening other than a velocity cone.

The submitted information relating to the cowl design (high velocity) is acceptable and should be implemented.

WRS - Air Quality

WRS have reviewed the above planning application for potential air quality issues of which none have been identified. WRS therefore have no adverse comments to make in relation to and air quality.

WRS - Food

No Comments Received To Date. Expired 01.02.2018

Highways Redditch

Under the SLA agreement I have no highway objections to the change of use of part of building from an Industrial use to a café/ restaurant and shop - no highway implications.

Within the vicinity there are fourteen Public car parking spaces located along Feckenham Rd these provide an hours parking with a no return within two hours, a free public car park is also located near the junction of Evesham Road and Feckenham Road.

Waste Management

No Comments Received To Date. Expired 01.02.2018

Public Consultation Response

63 public consultation letters were originally sent out on the 05.01.2018. Expired 26.01.2018.

A further public consultation letter was sent out on the 11.01.2018 to notify people of amendments to the proposal. Expires 01.02.2018.

(This letter was sent to the original 63 addresses and all who had contributed to the application at that time.)

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A site notice was also posted near to the site (Feckenham Road) on 08.01.2018 and 12.01.2018. The latter notice expires 02.02.2018.

To date 32 comments have been received for this application- 6 in objection (1 of which has been counter signed by 7 other residents) and 26 in support.

Summary of reasons for objection

- Lack of parking in the area.
- The existing garage on Queen Street is in constant use, with cars in and out all day waiting to be seen and deliveries several times each day often blocking the road completely.
- The parking along Feckenham Road is already full due to the existing uses along this road including the Doctors, Ironing shop and post office.
- At school start and leave times and work leaving times it is almost impossible to drive up Feckenham Road due to parked cars.
- Lack of parking and treacherous traffic in the area already a problem without being added to.
- Queen Street is an un-adopted road.
- Over development of village, with no road without its more than fair share of parked cars.
- Since the shop has opened the parking has been unbelievable.
- Recently had to install double glazing because of noise from vehicles parking overnight and traffic all day long. It seems that the only time we can get some fresh air is in the evening. Are we to lose that also?
- Effect of fumes from proposed flue on nearby residents- fresh air, smell, outlook
- Outlook of residents of Eastwood Court- looking out onto proposed ventilation pipe

Summary of reasons for support

- The closure of retail shops and opening of fast food outlets and hairdressers on Evesham Road together with the residential development of my former business premises all contribute towards this part of the village no longer being the centre. The on-road parking causes numerous accidents and is a danger both to the public, school children and from the actions of frustrated drivers.
- The area of Astwood Bank from Feckenham Road through the High Street to the shops by the traffic lights on Evesham Road is fast becoming the centre of the village. The relocated post office, doctor's surgery, chemist, newsagents, Hancock's grocery store and other shops are all in this area.
- It is a great addition to the small businesses that we currently have.
- There is a free car park within easy walking distance to this part of the village.

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- The coffee shop would be a welcome addition to the Village of Astwood Bank. It would become a meeting place for villagers and would improve amenities for the community.
- It has been nice to see the restoration of one of our oldest buildings
- Bring in extra people to the Astwood Bank who could use the other retail outlets and boost their turnover - keeping the high street alive.
- Good for the economy to support local business.
- Nice having a café/restaurant that is not on the main road through Astwood Bank.
- Astwood Bank needs to have an improved retail choice otherwise it will become a ghost village.
- In terms of bringing a heart back to the village and giving residents and the wider Redditch area access to an eclectic and varied retail and dining opportunity is much needed.

Other non material planning issues have been raised within the representations, which cannot be taken into consideration as part of our determination of this application.

Assessment of proposal

Redditch Strategic Planning have confirmed that Policy 2 of the Borough of Redditch Local Plan No. 4 sets out that Astwood Bank features second in the Boroughs settlement hierarchy, directly following the urban area of Redditch. This Policy states that development within the settlement boundary will be the focus for identified development needs and supporting local services and infrastructure.

The Accessibility Study and Settlement Hierarchy for Redditch Borough (October 2008) defines the settlement hierarchy and considers the sustainability of the settlements in Redditch. This study concludes that Astwood Bank is a sustainable settlement, and it can be argued that further development (although not necessarily significant growth) within this settlement will help meet the needs of local residents.

The study shows that A1 and A3 uses are already present in Astwood Bank and therefore it is considered that the addition of these uses within the village would not harm the sustainability of the settlement or alter its role in the settlement hierarchy. There is a District Centre located within the village of Astwood Bank, which is mainly situated along Evesham Road. The application site is situated outside of the Astwood Bank District Centre.

Policy 30 of the Borough of Redditch Local Plan No. 4 sets out that the Borough Council will use planning policies to maintain and, where necessary and appropriate, improve the shopping function and environment of the town and district centres. Therefore preferably to protect the vitality of the district centres, uses such as the proposed should be located within the district centre. However in this case given the

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limited size of the proposal (194 sq. m) it is not considered that the proposed change of use would harm the role and function of the District Centre in Astwood Bank. It is also noted that Redditch Strategic Planning have raised no objection to the proposal and have confirmed that the application is not contrary to planning Policy.

The application is part retrospective as the antique shop element of the proposal is already in place and open to the public. This opened towards the end of 2017 under the temporary use permitted development rights (Schedule 2, Part 4, Class D of the General Permitted Development Order 2015 (as amended)).

This permitted development right allows for certain change of uses to take place (subject to certain restrictions and limitations) for a temporary period of 2 years without having to seek express planning permission from the Local Planning Authority. This includes change of uses from B1 to one of the following uses: A1, A2 or A3. It is therefore important to note that there is a permitted fall-back position for part of the proposal.

Historic Environment

Light House Works forms part of the wider Spring Factory which is a Locally Listed Building. The Local List states that the building is an attractive industrial building of considerable architectural merit. It is a relatively unaltered and a well detailed example of its type that was integrated successfully within the contemporary residential development. It is essential that this architectural merit is retained. Policy 36 states that "...locally listed heritage assets, and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment" (paragraph 36.2). In accordance with this Policy any works should be sympathetic and enhance the building.

No comments from the councils Conservation Officer have not yet been received.

Employment Use

The site is currently has a B1(c) light industrial use. However as the site is only 194 sq m (0.0194Ha) and is not allocated as employment land in the Borough of Redditch Local Plan No.4; Redditch Strategic Planning have confirmed that the site would not be counted as an employment site for the purposes of contributing towards the Local Plan employment target or monitored as a loss to employment at the local level.

Highways

There is no allocated parking for the proposal and concerns have been raised from local residents in regards to parking and traffic congestion and safety in the area. However, Worcestershire County Council Highways have not raised an objection to the proposed change of use as they do not believe that there would be any highway implications.

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The County Highways Officer has also indicated that there is parking within the vicinity of the site, with fourteen Public car parking spaces located along Feckenham Road and a free public car park which is located near to the junction of Evesham Road and Feckenham Road. It is also noted that there is a free car park located on Foregate Street and although un-adopted, there is no restriction on parking on Queen Street.

Amenity

Concerns have been raised from local residents in regards to the impact the proposal would have on the nearby residents, in regards to air quality, odour and outlook. Eastwood Court is opposite the site and some of the residential apartments do face onto the site and so will be able to see the proposed flue. However, given the industrial nature of the existing building and the adjacent car garage, the size of the proposed flue, its proposed location on the roof and the presence of other flues within the roof space; it is not considered that the proposed flue would have a detrimental impact on the existing outlook of the neighbouring residents.

In terms of noise, odour and air quality, it is noted that Worcestershire Regulatory Services have not raised any objection to the proposal as they do not believe that it would cause any issues in regards to these matters.

The proposed opening hours of the A3 use of the building would include opening up to 10:00pm on some evenings. Although there are residential properties near to the site, given the current use of the building and the relatively small size of the proposed A3 use within the building (being approximately 44sq m of floor space), it is not considered that the proposed opening hours would be unacceptable in this location.

Conclusion

Overall given the scale of the proposal, it is not considered that it would harm the role and function of the District Centre in Astwood Bank or would have a severe adverse impact upon highway safety or on the amenities of the nearby residents. As such it is considered that the proposal would be in accordance with the policies in the Local Plan and the NPPF and would be acceptable.

RECOMMENDATION:

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

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

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

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

Site Plan dated 22 Oct 2017

Location Plan dated 22 Oct 2017

Coffee Plan 2

Proposed Floor Plan- Downstairs Coffee Shop and Entrance to Antique Centre

Proposed Floor Plan- 1st Floor (upstairs) Antique Centre

Coffee Plan 6- Section through building showing proposed flue and high velocity cowl

High Velocity Cowl (Dust Spares Ltd) dated 10/01/2018

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3 The uses hereby permitted shall not be open to customers outside of the following times:

Use	Monday to Friday	Saturday	Sunday
A1 Shop	9:00am to 5:00pm	9:00am to 5:00pm	10:00am to 4:00pm
A3 Cafe/ Restaurant	7:30am to 10:00pm	7:30am to 10:00pm	10:00am to 4:00pm

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise from people entering or leaving the site, and for the avoidance of doubt as to the scope of this permission.

4. The Cafe/ restaurant (A3) use hereby approved shall only take place within the ground floor area of unit 2 Light House Works as shown on Drawing:
Downstairs Coffee Shop and Entrance to Antique Centre.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the area and for the avoidance of doubt as to the scope of this permission.

Procedural matters

This application is being reported to the Planning Committee because the proposal is for a part A3 and also 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 COMMITTEE

Planning Application 17/01270/FUL

Demolition of existing garage and erection of a detached house and creation of a new access and driveway for Whiteoaks

Whiteoaks, Hill Top, Webheath, Redditch, Worcestershire, B97 5PQ,

Applicant: Mr Jason Gould
Ward: West Ward

(see additional papers for site plan)

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

Site Description

Whiteoaks is an existing detached residential dwellinghouse situated along Hill Top, which is a public bridleway off Church Road which currently serves approximately 7 dwellinghouses. Whiteoaks is set within a large plot, which slopes away from Hill Top to the north of the site. There is a detached garage situated within the garden to the south west side of the dwellinghouse along the boundary with the neighbouring property- Coach House.

The site is currently situated within a rural setting with fields to the north and south. However, the site and the surrounding area is designated for residential development in the Borough of Redditch Local Plan No.4 2017. With the land to north falling within the site area of Planning Application Reference: 17/00831/REM for 71 dwellinghouses, which was granted permission on the 14 December 2017.

Proposal

The proposal is to demolish the existing detached garage within the garden of Whiteoaks and construct a new 4 bedroom detached two storey dwellinghouse, with a new access and parking for the existing dwellinghouse- Whiteoaks.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 3: Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient Use of Land

Policy 16: Natural Environment

Policy 17: Flood Risk Management

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Policy 18: Sustainable water Management
 Policy 20: Transport Requirements for New Development
 Policy 36: Historic Environment
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities
 Policy 48: Webheath Strategic Site

Others

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

Relevant Planning History

1979/367/FUL Extension For A Private Garage

Approved
 23.08.1979

Consultations

Parks & Green Space Development Officer Martin Lewis Expired 15.12.2017

Verbal comments received confirming that an Ecology survey was not required for the proposed development, but that biodiversity mitigation measures should be provided, which should include bat and bird boxes as well as appropriate replacement planting.

Ramblers Association

No Comments Received To Date. Expired 15.12.2017

Drainage Engineers Internal Planning Consultation

Having looked at this consultation I have the following comments to make:

The site appears to be at low risk of flooding, it is in flood zone 1 (low risk of modelled river and tidal flooding), it is a low surface water flood risk, we have no records of flooding here and there are no watercourses nearby.

Due to the nature of the development being a demolition and rebuild there will be little increase in the hardstanding area. The only issue I have with the development is the drainage plans indicate surface water will be disposed of via a soakaway. This is the preferential method in line with Building Regulations hierarchy of surface water drainage however Redditch is notorious for low permeability with its clayey soils. Additionally we have recent issues approximately 270ms away with a spring, this will not affect the development but there are numerous ones in the area which gives me reservations about the effectiveness of a soakaway combined with the usual clayey soils in Redditch. In principal I do see no issues providing the porosity test results come back as acceptable.

Arboricultural Officer

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The proposed development scheme requires the removal of a mature ornamental Cherry (Prunus), a juvenile Cherry (Prunus), situated to the south west of the current dwelling, and a semi-mature Common Holly (Ilex aquifolium), situated within the eastern corner of the proposed development.

These trees do provide some visual amenity and biodiversity value to the residents of Whiteoaks and their neighbour but have limited amenity value to the wider community and so I do not have any objection their removal.

However, to mitigate these losses some replacement trees will be required, and there appears to be scope for such replanting to the north west of the proposed development in the rear garden, either as part of the current scheme or by condition.

I hold no objections to this proposed application, in relation to any tree related issues, subject to conditions.

Worcestershire Archive and Archaeological Service

The proposed development area (PDA) is located on the north side of what is now called Hill Top, in an area where the settlement pattern is of medieval origin. The earliest map showing the lane (WSM21768) is an 1813 Ordnance Surveyors' drawing and it is also marked on the Tardebigge tithe map of 1839, where it is listed as owned by George Bolton Ladbury. To the north of the application site earthwork remains of medieval and later date including a holloway, ridge & furrow and a former quarry have previously been identified (WSM21764), while the presence of a number of fields with 'black' in their names just to the south and west of the PDA also suggests previous occupation here.

'Black' field names are often associated with areas of intense occupation, usually Roman, as ploughing over these settlements frequently brings up dark soil. Consequently it is judged that the PDA has the potential to contain as yet unknown heritage assets of archaeological interest that may be damaged or destroyed by the development.

Accordingly, we would advise that any impact on the historic environment caused by this development can be offset by the implementation of a conditional programme of archaeological works. This should comprise the archaeological monitoring and recording (Watching Brief) of any groundworks associated with the development that have the potential to expose, damage or destroy any archaeological remains that are present.

Worcestershire County Council Countryside Service

As bridleway RD-546 is used as the access road to the development it should be noted that under section 34 of the Road Traffic Act 1988 any person who, without lawful authority, drives a motor vehicle on a public right of way commits an offence. The applicant should make themselves satisfied that they, and anyone else who may use public rights of way for private vehicular access in connection with the development, has a right to do so. They may wish to seek legal advice on the matter. The County Council is responsible for maintaining rights of way to a standard suitable for their usual public use.

REDDITCH BOROUGH COUNCIL**PLANNING
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The application should have no detrimental effect on the public right of way provided that the applicant notes the above point and adheres to a set of obligations.

Highways Redditch

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted and consultation responses from third parties the Highway Authority concludes that there would not be a severe impact and therefore there are no justifiable grounds on which an objection could be maintained.

The Highway Authority therefore submits a response of no objection subject to conditions.

Severn Trent Water Ltd

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Public Consultation Response

6 neighbour notification letters sent out on 24.11.2017. Expired 15.12.2017

A further notification letter was sent on 05.01.2018 (to all contributors). Expired 19.01.2018

3 objections were received for the initial proposal and 3 objections were received following amendments to the scheme. These raised the following concerns:

- The proposed development is on a single track bridleway, which already struggles to cope with the cars and vans of the existing properties that extends to a minimum of 14 vehicles, without any visitors vehicles.
- Adding another property to this lane will severely increase the amount of traffic down the lane. Therefore blocking us in even more.
- Extra road traffic is dangerous, as there are regular dog walkers, horses and people walking up and down this narrow bridle way, a four-bedroom house will considerably increase the traffic.
- The legal requirement for the width of a road leading to a house is a minimum of 5.5 meters, at the narrowest part of the bridle path leading to the proposed house it is only four meters.
- Hill Top is a quiet residential road and the proposed 4-bedroom residential dwellings would have a negative impact on the existing highway network in terms of trip generation. There is also highway safety grounds to consider as Hill Top is located to a bridleway that is regularly used by members of the general public.
- The application raises concerns relating to highway safety as a result of increased vehicle movements along Hill Top.
- This application appears to be a case of garden grabbing, which should be discouraged.
- The Webheath area is already well over developed, with even more plans to build. There will be absolutely no benefits from having another house being built on a

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small historic bridle path. It will cause a detrimental impact on the current and future amenity and is unnecessary.

- The proposed house is out of character with the houses on the lane.
- We have major concerns about the effect in which this added building will have on our existing septic tank. The amended plans are still far too close to the existing easement. We would also decline any application for another property to join onto such septic tank.
- It would have an adverse effect on the residential amenity of us and our neighbours by reason of overlooking, loss of privacy and overshadowing, amongst other things.
- It represents significant overdevelopment of the existing site and results in the loss of residential garden land, which would result in a development that is out-of-scale and out of character in terms of its appearance with the existing neighbourhood.
- It would have a detrimental visual impact for existing residents which would have an impact on amenity, particularly when taking into account the cumulative impact associated with the wider development of the Webheath Strategic Site.
- Policy 5 of the Redditch Local Plan clearly states that development of private residential land will generally not be supported unless it can be integrated fully into the neighbourhood, and would not have a detrimental impact on current and future amenity, character and environmental quality of the neighbourhood. The proposed development will have a detrimental impact on our current and future amenity and would have a negative impact on the character and environmental quality of the neighbourhood.
- The proposed development is in conflict with the statutory development plan, and Planning Permission should be refused.

Other non-material planning issues have been raised within the representations, which cannot be taken into consideration as part of the determination of this application.

Assessment of Proposal

Principle of proposal

The site is located within a strategic site for residential development in the Redditch Borough Local Plan No. 4 adopted 2017.

The principle of development on this site is therefore considered to be acceptable provided that it does not jeopardise the future use of any part of the site or the achievement of the development principles, that the design of the proposal is appropriate to its surroundings and that it does not have any adverse impacts on the neighbouring occupiers or the environment.

Character and appearance of area

Concerns have been raised in regards to the impact of the proposal on the character and appearance of the area, particularly as the proposal is for a new dwelling within the garden area of Whiteoaks.

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The site is currently situated within a rural setting, along a bridleway which is a small access road that currently serves seven dwellinghouses. The dwellinghouses situated along Hill Top are varied in character and plot size.

Whiteoaks is a large detached dwellinghouse set centrally within a large spacious plot. The proposed dwellinghouse would be situated to the south western side of Whiteoaks. It would be a four bedroom two storey house set back from the bridleway, with a driveway to the front and a garden to the rear. The design and scale of the proposed house would reflect that of whiteoaks and others along Hill Top, with a low ridge and eaves height, a linear frontage with a central doorway and the windows at first floor level set within the eaves.

Overall therefore it is considered that the design and scale of the proposed dwellinghouse would be in keeping with the character and appearance of the area.

Amenity

Concerns have been raised from the neighbouring occupiers in regards to the impact that proposed dwellinghouse would have on their existing amenities.

The proposed dwelling house would be situated along the boundary with the adjoining property- The Coach House. This boundary is located to the side of their garden. Currently there is a large detached garage along this boundary. This garage has a pitched roof with a gable end that faces The Coach House; it has a height of 4.8 metres to the ridge and 2.7metres to the eaves.

The section of the proposed dwellinghouse that would be along this boundary would be a 2.5 metre high boundary wall which would form part of a single storey store. The nearest two storey element of the proposed dwellinghouse would be situated approximately 2.3 metres away from this boundary at the front and 3 metres at the rear; as the site tapers. The two storey part of the proposed dwelling would have a ridge height of 6.7metres and an eaves height of 4.7metres.

Given the size of the existing garage and the distance that the two storey element of the proposed dwellinghouse would be from this boundary, it is not considered that the proposal would have an unacceptable adverse impact on the amenity of the occupiers of The Coach House in terms of overbearingness, loss of light or outlook.

Given the change in levels at the rear of the site, and the close proximity of the rear boundary along part of the site, Planning Officers did initially raise concerns in regards to the impact of the proposal dwelling on the privacy of the future occupiers of the proposed development to the rear of the site. However, following amendments to the layout of the proposed dwellinghouse and the insertion of an obscure glazed window in the rear elevation (which serves a bathroom), it is no longer considered that the proposal would have an adverse impact on the amenities of the future occupiers of the development to the rear of the site.

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Highways

Concerns have been raised from the neighbouring residents in regards to the access road to the property, which is a single access bridleway. However, County Highways who have formally assessed the application have not raised any objection to the proposal subject to certain conditions regarding parking provision and the proposed new vehicular access for the existing house.

Drainage

North Worcestershire Water Management (NWWM) has confirmed that the site appears to be at low risk of flooding and that due to the nature of the proposal, they have commented that there will be little increase in the hardstanding area.

The only issue they have raised is with regards to the proposed soak away they have shown on the proposed site plan. Soakaways are the preferential method in line with Building Regulations hierarchy of surface water drainage, however NWWM have commented that Redditch is notorious for low permeability with its clayey soils. Additionally to this they are aware of recent issues near to the site with a spring, this will not affect the development but there are numerous ones in the area which gives me reservations about the effectiveness of a soakaway combined with the usual clayey soils in Redditch. As such although in principal NWWM have no issues with the scheme, they do want to ensure that the appropriate drainage method is used and as such have requested that a porosity test is carried out and submitted prior to development to prove infiltration is a viable means of discharging surface water.

Trees

The Councils Tree Officers have commented that the proposed development would require the removal several trees within the application site. Although they believe these trees do provide some visual amenity and biodiversity value to the residents of Whiteoaks and their neighbour, they believe that they would offer limited amenity value to the wider community and as such they have not raised any objection to their removal.

However, to mitigate these losses they have suggested that replacement trees should be planted. They have commented that there appears to be scope for such replanting to the north west of the proposed development in the rear garden, either as part of the current scheme or by condition. As such subject to certain conditions including landscaping, the councils Tree Officer has raised no objection to the proposal.

Conclusion

Overall it is considered that the proposed development would accord with the policies in the Local Plan and would be acceptable.

RECOMMENDATION:

That having regard to the development plan and to all other material

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Considerations, planning permission be GRANTED subject to the following conditions:

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

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

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

Drawing No. 100 Rev. B Location Plans
Drawing No. 201 Rev. C Proposed Site Plan
Drawing No. 202 Rev. D Proposed House Plans
Drawing No. 203 Rev. E Proposed Elevations
Drawing No. 203 Rev. D Proposed GF plan
Drawing No. 205 Rev. D Street Scene
Drawing No. 206 Rev. C Proposed site plan and section
Drawing No. 207 Rev. C Detailed Site Plan

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. 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

4. Prior to installation, full details of a scheme for foul and surface water drainage shall be submitted to the Local Planning authority for their approval. This drainage scheme shall include the results of a porosity test from within the site for the proposed soakaway.

The approved details shall then 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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5. No development shall be commenced until details of a landscaping scheme, including a planting schedule, showing details of retained and new landscape planting have been submitted to and approved in writing by the Local Planning Authority.

Such approved planting shall be completed prior to the first occupation of the dwellings or such other time as is agreed as part of the details to be submitted. The planting schedule shall include all those trees, hedgerows, shrubs or existing features of the land to be retained, removed and/or treated, new planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: This is a pre commencement condition as it is necessary to understand which trees are to be retained in order that they can be suitably protected during constructed as required by condition 7 of this permission. In order to secure a well-planned development in accordance with Policy C17 and DS13 of the Bromsgrove District Local Plan 2004 and emerging policy BDP19 of the Bromsgrove District Plan Proposed Submission.

6. All trees that are to be retained trees within and adjacent to the site shall be protected throughout the clearance and construction phase of the development hereby approved in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate.

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

7. No storage of any plant or materials shall take place; throughout the clearance and construction of the development hereby approved, within the Root protection areas of the trees that are shown to be retained on the proposed site plan.

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

8. Any excavation work that is required to take place within the Root Protection Areas of any trees on and adjacent to the site must be carried out by hand and in accordance with BS5837:2012.

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

9. No development shall take place until a programme of archaeological work including a Written Scheme of Investigation for 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.
 - 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: In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

10. 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 (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

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

Reason: In the interests of highway safety.

12. Before any other works hereby approved are commenced, visibility splays shall be provided for the proposed access for the existing dwelling house from a point 0.6m above ground level at the centre of the proposed access and 2 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 15 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow

PLANNING COMMITTEE

on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

13. The proposed vehicular access shall be constructed in a bound material for its first 5m measured back from the carriageway edge.

Reason: In the interests of highway safety.

14. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plans have been properly consolidated, surfaced, drained and otherwise constructed. 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.

15. 3 car parking spaces shall be provided on site for the proposed dwelling and 3 car parking spaces to be provided for the existing dwelling. These car parking spaces shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

Reason: To comply with the Council's parking standards

16. Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of the dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

17. 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 (32 Amp, 7 KW) and once provided it shall be retained and maintained as such at all times.

Reason: To comply with the Council's parking standards

18. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development that falls within Schedule 2, Part 1, Classes A, B or C shall be carried out on the dwelling house hereby approved other than those expressly authorised by this permission.

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Reason: To ensure the site is not overdeveloped and that acceptable standards of amenity are maintained in accordance with Policy 1 and 40 of the Borough of Redditch Local Plan No.4 and the NPPF.

19. Before the first occupation of the dwellinghouse hereby approved the bathroom window to be installed within the first floor of the rear elevation (as shown on Drawing No. 203 Rev. E) shall be fitted with obscure glazing (to a minimum level of 3) and any part of the window that is than less 1.7metre above the floor of the room in which it is installed shall be non-opening. This window shall then remain as such in perpetuity.

Reason: To protect the privacy of neighbouring residents in accordance with Policy BDP1 of the Bromsgrove District Plan January 2017.

Procedural matters

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

**PLANNING
COMMITTEE**14th February 2017

Planning Application 17/01361/FUL**Re-development of The Stables for the erection of 1 new dwelling and associated works including demolition.****The Stables Farmshop, Astwood Lane, Astwood Bank, Redditch, Worcestershire, B96 6PS****Applicant: Mr J Cockburn
Ward: Astwood Bank And Feckenham Ward****(see additional papers for site plan)**

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.farmer@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site consists of the former Stables Farm shop and is located within the Green Belt. The site lies to the north of Astwood Lane on the edge of the Astwood Bank settlement. The existing building is an L shaped single storey building, with a hipped roof sited in the north east of the site. The site comprises a large hardstanding parking area and vehicular access to the south off Astwood Lane. A public foot path runs beyond the east boundary of the site and farmland is to the west. There are various small buildings sited to north of the site with a vehicular access along the eastern boundary and a listed farmhouse and more traditional agricultural buildings in a courtyard to the south. The development in the locality is fairly sporadic, rural in character and open given its edge of settlement location.

Relevant Policies:**Bromsgrove District Plan**

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 16: Natural Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework

SPG Encouraging Good Design

**PLANNING
COMMITTEE**14th February 2017

Relevant Planning History

2013/235/CPL	Application for a lawful development certificate for a proposed use or operation - Extension of Farm Shop retail & retail storage/admin floor area.	Approved 07.02.2014
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Consultations**Feckenham Parish Council**

No objection – Site outside parish

Highways Redditch

No objection subject to conditions

Parks & Green Space Development Officer Martin Lewis

No objection.

Drainage Engineers Internal Planning Consultation

The site is in flood zone 1 (low risk of modelled river and tidal flooding), therefore no objection.

Worcestershire County Council Countryside Service

No objection – recommended an informative

Conservation Officer

No objection with respect to the setting of the listed building.

Public Consultation Response

Two letters of objection have been received following the public consultation, including a site notice and notice in the Press. The comments are summarised as follows;

- Development will set a precedent within the Green Belt
- Previous development has taken place on site without permission
- Shop is not currently in use and therefore traffic will be worsened

Assessment of Proposal

The proposal relates to the redevelopment of the site to provide one residential property. The existing built form will be demolished and replaced with a single storey glazed dwelling in a similar location. The existing hardstanding will be reduced to provide a driveway and parking to serve the dwelling and the existing vehicular access will be reduced in scale.

The application site is located within the Green Belt. Paragraph 89 of the NPPF states that the redevelopment of previously developed land, which would not have a greater

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impact on the openness of the Green Belt can be considered as appropriate development. The site is considered to be previously developed land having regard to the definition in the NPPF and therefore the principle of this development is acceptable in this location subject to an assessment on the impact on openness.

Not all of the existing built form on site is considered to be lawful. This has been noted during your officer's assessment in respect of the impact on openness and any unlawful built form on site has not been taken into consideration. The proposed dwelling would have a smaller footprint than the lawful built form on site and the ridge height and roof form has been kept as the existing. The building is also to be positioned in a similar position to the existing building. The hardstanding on site has been reduced to remove the car park and a reduction in the size of the existing access is proposed. Taking account of all these matters, the proposal is not considered to have a greater impact on openness than the existing development on site and is therefore an acceptable form of development in this location.

The design of the scheme is considered acceptable within the street scene which comprises a variety of detached two storey dwellings with pitched and hipped roofs set within varying positions within their plots.

To the south of the application site is the Grade II listed farmhouse, Astwood Bank Farmhouse. The Conservation Officer has therefore been consulted on the scheme to assess whether the proposal would have an impact on the setting of this building. Given the distance to the proposed dwelling, set back within its plot in the position of the existing building no concerns have been raised relating to the impact on the listed building.

The objections received by the neighbouring properties have been noted, however it is considered that the development would not set a 'precedent' within the Green Belt given the redevelopment of previously developed land is compliant with both national and local policy. In any event, each application has to be determined on its own merits. Comments have also been received regarding the vehicular movements on site. Whilst it is noted the shop has been closed for some time the existing A1 (Retail) use remains on the site. Therefore, without the requirement for planning permission any A1 use could be reinstated on site of which could create greater vehicular movements than that created by one dwelling.

The applicants have submitted an ecological appraisal which has suggested that there was no evidence of roosting bats within the building and has recommended various mitigation measures to avoid committing an offence to any possible protected species. These measures can be conditioned as part of the application.

No objections have been received from the consultees and the development does not raise any other planning considerations.

**PLANNING
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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) The development hereby approved shall be carried out in accordance with= the following plans and drawings:

SJD-124-011 A Existing and Proposed Site Plans, Proposed Floor Plans, Location Plan, Proposed Street Scene and Elevations
SJD-124-012 Existing and Proposed Elevations

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) All proposed works shall be carried out in accordance with the recommendations as set out in the Phase 1 and 2 Bat and Nesting Bird report by Ridgeway Ecology Ltd dated 30th November 2017. In addition, to provide a net gain in biodiversity two schwegler bat boxes or equivalent shall be placed on site in suitable locations and kept thereafter in perpetuity.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the District Plan and Paragraph 109 of the NPPF.

- 4) The development hereby approved shall not be occupied until an area has been laid out within the curtilage of the dwelling for the parking of 3 cars at a gradient not exceeding 1 in 8 and the parking and turning facilities have been provided as shown on drawing. This area shall thereafter be retained for the purpose of parking a vehicle only.

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

- 5) The development hereby permitted shall not be first occupied until an electric vehicle charging point has been provided in accordance with details that shall first

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be submitted to and approved in writing by the Local Planning Authority and thereafter the charging point shall be kept available for the charging of electric vehicles.

REASON: To encourage sustainable travel and healthy communities.

- 6) Prior to the first occupation of the dwelling hereby approved the removal of the hardstanding and the reduction of the width of the access as shown on plan SJD-124-011 A shall take place and remain so in perpetuity.

Reason: To protect the openness of the Green Belt.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 2, Classes A and B shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the openness of the Green Belt.

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

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and the impact on the Green Belt.

- 9) A scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority in writing prior to occupation of the dwelling hereby approved. The scheme shall include the following:-

a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;

b) full details of all proposed fencing, screen walls, hedges, floorscape, sections of earth moulding, tree and shrub planting where appropriate.

The approved scheme shall be implemented within 12 months from the date when any of the buildings are first occupied.

Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

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Reason: In order to protect the openness given the sites edge of settlement location.

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:

- sought detailed pre-application advice from the authority and acted upon this advice in advance of the application submission

The proposal therefore delivers a policy compliant sustainable form of development.

- 2) The proposal should have no detrimental effect on the public right of way provided that the applicant notes the above and adheres to the following obligations:
 - No disturbance of, or change to, the surface of the path or part thereof should be carried out without our written consent.
 - No diminution in the width of the right of way available for use by the public.
 - Buildings materials must not be stored on the right of way.
 - Vehicle movements and parking to be arranged so as not to unreasonably interfere with the public's use of the right of way.
 - No additional barriers are to be placed across the right/s of way. No stile, gate, fence or other structure should be created on, or across, a public right of way without written consent of the Highway Authority.
 - The safety of the public using the right of way is to be ensured at all times.
- 3) Works undertaken during the bird nesting season (March - late August) to clear any form of tree or vegetation must be preceded by a nesting bird survey. Any birds which are found to be nesting must be protected - the nest and all surrounding vegetation must be left undisturbed until such time that the young have fledged.

Should bats be discovered through the course of undertaking works to the building, activity must stop immediately and professional advice sought from a suitably qualified and licensed ecologist.

Procedural matters

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

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Planning Application 17/01460/FUL**Change of use from betting office (sui generis) to adult gaming centre (sui generis)****8-10 Unicorn Hill, Redditch****Applicant: Ladbrokes Coral Group plc**
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 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

This Town Centre site lies to the northern side of Unicorn Hill near to its junction with Bates Hill. The property lies within the Town Centre Conservation Area. 8-10 Unicorn Hill forms part of a terrace of mid to late 19th century buildings each having commercial uses to their ground floors. The adjacent property, to the west of the application site is the 'Fishermans Catch' whilst to the east lies a now vacant but former recruitment premises. Further to the east, completing the terrace are the TSB Bank and the Money Shop.

Proposal Description

The proposal relates to change of use of the ground floor of this former betting office (sui generis / unclassified use) to an adult gaming centre (AGC), which is similarly a sui generis planning use. An AGC is an 'amusement with prizes' use where gaming machines (often referred to as 'fruit machines') are provided for paying customers over 18 years of age.

No external alterations or advertisements are proposed.

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

Policy 30 Town Centre and Retail Hierarchy
Policy 31 Regeneration of the Town Centre
Policy 36 Historic Environment
Policy 38 Conservation Areas

Others

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

None relevant

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Consultations

Worcestershire Regulatory Services

No objection. Notes that the premises already benefits from acoustic insulation arising from the existing permitted use as a betting office. Such noise transmission issues can be controlled through the building regulations

Town Centre Co-ordinator

No objection

Highway Authority

No objection

Licensing

Under the terms of the Gambling Act 2005 an Adult Gaming Centres premises licence would be required. The Gambling Act 2005's provisions control AGC's.

In the case of AGC premises licences, the licensing regime does not automatically impose any restriction on the hours of use of an AGC. However, it would be possible for a condition to be attached to the AGC premises licence to control the hours of operation if representations are received about the application and it is deemed appropriate to promote the licensing objectives which are:

- (a) preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime,
- (b) ensuring that gambling is conducted in a fair and open way, and
- (c) protecting children and other vulnerable persons from being harmed or exploited by gambling.

We do not currently have any license applications pending at this site. There was a previous betting premises licence held by Coral Racing Limited, but that was surrendered in September 2017

Police Crime Risk Manager

No comments received

Conservation Officer

Nos 8-10 Unicorn Hill forms the end of a terraced group of mid-late 19th century shops, now primarily in commercial and non-retail use. The building is currently vacant. It forms the south-western boundary of the Church Green Conservation Area which was expanded in 2006 to include the northern end of Unicorn Hill. The building does make a positive contribution to the Church Green Conservation Area, contributing to the character and identity of the locality. Whilst the building is not statutorily listed or included on the local list, and has been subject to the addition of an unsympathetic modern shopfront, the building is of some architectural value and contributes positively to the townscape of the area.

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The proposal is for a change of use from a betting office (sui generis) to an adult gaming centre (sui generis) with no proposed external alterations. The proposal complies with Paragraph 131 of the National Planning Policy Framework (NPPF) which refers to the desirability of putting heritage assets into viable uses consistent with their conservation; given the previous use of the building and the absence of external alterations the proposed use is therefore considered consistent.

In principle I have no conservation objections to this proposal and would support bringing a vacant building back into a viable use.

Public Consultation Response

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

- The proposal would cause substantial harm to the character and appearance of the conservation area
- Noise and disturbance would occur at all times of the day and night. Restricting trading times would only restrict this harm to more limited hours
- Unconvinced that existing sound insulation would be sufficient to mitigate noise caused by the use of so many machines
- Noting that the premises are intended to be open 24 hours the proposal is likely to bring problems into the area late at night and in the morning. The 24 hour trading hours are therefore considered to be inappropriate
- The smoking area would be outside (as with the betting office) resulting in gatherings on the pavement during the day and night
- Any proposals to convert vacant upper floors to residential use would be thwarted by this proposal considering the negative impact the proposal would have upon the amenities enjoyed by nearby occupiers.
- It is suggested in favour of the application that the use would create 5 jobs. This is misleading considering that staff would have been dismissed / relocated at the point in time when the former betting office closed, thus cannot be seen as a benefit the applicant is bringing to the town

A petition containing 82 signatures has been received, similarly objecting to the application on the grounds that the proposal would be harmful to the character and appearance of the shopping area and the trade of nearby businesses.

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Assessment of Proposal

Paragraph 23 of the NPPF (the framework) states that planning policies should be positive and promote competitive town centre environments. There are no specific policies in the NPPF which prohibit the proposed use and the general direction of the framework is to support diversity and a range of uses.

Policy 30 of the adopted local plan reiterates NPPF objectives in relation to ensuring the vitality of town centres and supports (*inter alia*) the redevelopment and diversification of the Town Centre; the appropriate reuse and redevelopment of land and existing floorspace within or immediately adjacent to the Town Centre; and a vibrant and safe, high quality, evening economy comprising a mix of leisure and entertainment uses.

The glossary of the NPPF defines main town centre uses and your officers are satisfied that the proposed use is a main town centre use which is likely to contribute to the vitality and viability of the town centre and add to the diversity of uses on offer in the town in accordance with national and local policies. It should be noted that the existing use is a betting office and that therefore a retail use would not be lost by granting consent.

The premises have been vacant since July 2017 and Policy 38.3 of the adopted Local Plan encourages the reuse of vacant buildings in the Church Green Conservation Area.

No external alterations to the unit are proposed as part of this application and the existing shop front would be retained. It should be noted that there is no regulatory requirement for an adult gaming centre to block out views from the street, notwithstanding this, the applicant has explained that the premises would retain a 'shop like' appearance with an active window display. A condition to this effect is recommended.

The site is within a high street location wherein a certain amount of evening activity is to be expected. It is notable that there have been no objections to the use from Worcestershire Regulatory Services. The applicant is seeking 24 hr operating hours and in planning terms there are no valid reasons to withhold this request having regard to the overarching aim and objectives of the framework. A licence application for this property has not yet been submitted by the applicant but the Licensing Officer has commented that the Gambling Act 2005's provisions are effective in controlling Adult Gaming Centres (AGCs) where access to AGC's is restricted by statute to those aged over eighteen.

In conclusion, your officers have concluded that no material harm would be caused by allowing the change of use from a 'similar' betting office use to an AGC use. The proposal would contribute to the vitality of the town centre by bringing a presently vacant property back into use in what may be considered to be one of the town centre's more secondary shopping streets and no conflict with adopted policies has been identified.

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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:

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

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

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

Drawing no: COU/110917/MS/204 - Location and Proposed Ground Floor Plan

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

- 3) An active window display shall be provided at all times in the window fronting Unicorn Hill.

Reason: In order to safeguard the visual amenities of the area

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) This permission relates to the change of use of this building to an AGC only. A separate application for Advertisement Consent may be required for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.

Procedural matters

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

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Planning Application 18/00015/FUL**Change of use of ground floor shop to Class A5 Hot Food Takeaway use****Unit 2, 149 Ipsley Street, Smallwood, Redditch****Applicant: Mr M S Farooqui
Ward: Central 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 comprises an existing shop premises which is located to the northern side of Ipsley Street, adjacent to Unit 1 - A&Z News – a convenience store.

The premises were formerly occupied as 'Redditch Travel Centre' before becoming vacant. The site falls within the Town Centre boundary.

Proposal Description

The proposal relates to change of use of the ground floor of the former shop to an A5 (hot food takeaway) use. No external alterations are proposed other than the introduction of an extraction flue to the rear.

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

Policy 30 Town Centre and Retail Hierarchy

Policy 31 Regeneration of the Town Centre

Policy 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

None relevant

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Consultations

Worcestershire Regulatory Services

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

Town Centre Co-ordinator

No objection

Highway Authority

No objection

Police Crime Risk Manager

No comments received

Public Consultation Response

No comments have been received in relation to this application

Assessment of Proposal

Policy 30 taken from the Borough of Redditch Local Plan No.4 promotes the redevelopment and diversification of the Town Centre by providing vibrant mixed use areas in order to maintain vitality and viability.

The Town Centre is the preferred location for A5 uses for reasons of sustainability. Although it is recognised that A5 uses can complement and enhance the town centre offer, they also have the potential to adversely affect the amenities of an area and are therefore encouraged not to locate in areas which are characterised by being residential in nature.

Members will be aware that in recent years the planning system has been somewhat liberalised by allowing greater flexibility and generally more development to take place without first having to apply for planning permission. In this respect, it should be noted that under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 4, Class D, it is now permitted to change the use of a premises from a shop (Class A1) to a restaurant (Class A3) for a temporary period of up to 2 years by means only of a notification procedure rather than by means of a planning application where the floorspace to be changed is less than 150m². Similarly, under Part 3, Class C of the same order, it is possible to permanently change the use of a shop to a restaurant by means of a prior approval process, again, without having to submit a formal application for planning permission. Although impacts arising from A5 uses are different from those arising from A3 uses, the two uses also share similar characteristics in terms of the way they operate.

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Under this proposal, the change to A5 use would amount to only 46 m² of floorspace and your officers have concluded that the principle of an A5 use in this location is acceptable.

It is necessary to assess the impact of the proposal on the residential amenities of the area, and the provision of acceptable servicing facilities. No objections have been received from adjoining or nearby neighbours following the consultation process and WRS have raised no objections subject to the installation of a fume extraction / ventilation system which can be controlled via planning condition.

It has therefore been concluded that residential amenity would not be harmed by granting consent in this case.

No shopfront alterations are proposed under this application and the proposed new flue whilst being utilitarian in appearance would be located to the rear of the building and would not be harmful to the public realm.

No objections have been raised by Worcestershire Highways and it is considered that customers would typically walk to the site rather than travel by car. Servicing arrangements would continue to operate from the rear and are considered to be acceptable.

It is considered that the proposals comply with the relevant local and national planning policies and no material considerations have been identified which would justify withholding consent.

RECOMMENDATION:

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

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

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

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

Scheme drawing 1449.1

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

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

Reason:- In the interests of neighbour's amenity. In the interests of the visual amenity of the street scene

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) This permission relates to the change of use of this building to a hot food takeaway only. A separate application for Advertisement Consent may be required for any signage to advertise the business. The applicant should contact the Local Planning Authority for further advice on this matter.

Procedural matters

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