



# Planning Committee

Wed 14 Mar  
2018  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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

**Sarah Sellers**

**Town Hall, Walter Stranz Square, Redditch, B98 8AH**

**Tel: (01527) 64252 (Ext. 2884)**

**email: [sarah.sellers@bromsgroveandredditch.gov.uk](mailto:sarah.sellers@bromsgroveandredditch.gov.uk)**

# **REDDITCH BOROUGH COUNCIL**

## **PLANNING COMMITTEE**



## **GUIDANCE ON PUBLIC SPEAKING**

---

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

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

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

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

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

## **Notes:**

- 1) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)
- 2) 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.
- 3) Members of the public may record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. An area next to the Press table has been set aside for any members of the public who wish to film or record. The Council asks that any recording of the meeting is done from this area to avoid disruption. Recording or filming of meetings is not authorised when the Committee is considering exempt/confidential information. For agenda items that are exempt, the public will be asked to leave the Chamber
- 4) 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.
- 5) 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.
- 6) 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](mailto: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.

# Planning

COMMITTEE

Wednesday, 14th March, 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 14th February 2018 (Pages 1 - 6)

### 4. Update Reports

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

### 5. Application 2017/00737/FUL - The Forge Mill 164 Evesham Road Headless Cross Redditch B97 5ER (Pages 7 - 16)

Report attached – for site plan see Site Plans Agenda

### 6. Application 2018/00044/FUL - Land adjacent to 55 Weatheroak Close Webheath Redditch B97 5TF (Pages 17 - 20)

Report attached – for site plan see Site Plans Agenda

This page is intentionally left blank



## Planning Committee

---

Wednesday, 14 February 2018

### MINUTES

#### Present:

Councillor Andrew Fry (Chair), Councillor Yvonne Smith (Vice-Chair) and Councillors Roger Bennett, Michael Chalk, Matthew Dormer, Wanda King, Nina Wood-Ford and Natalie Brookes

#### Officers:

Amar Hussain, Helena Plant and Simon Jones

#### Democratic Services Officer:

Sarah Sellers

#### 58. APOLOGIES

Apologies for absence were received from Councillor Gareth Prosser and Councillor Jennifer Wheeler. Councillor Natalie Brookes attended as substitute for Councillor Jennifer Wheeler.

#### 59. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 60. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE HELD ON 17TH JANUARY 2018

RESOLVED that

The minutes of the meeting of the Planning Committee on 17<sup>th</sup> January 2018 be confirmed as a correct record and signed by the Chair.

#### 61. UPDATE REPORTS

The published Update Reports for the various Applications to be considered were noted.

.....  
Chair

# Planning Committee

Wednesday, 14 February 2018

---

**62. APPLICATION 2017/00700/OUT - REDDITCH GATEWAY LAND  
ADJACENT TO THE A4023 COVENTRY HIGHWAY REDDITCH**

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.

Officers reminded Members that at the meeting of Planning Committee on 13<sup>th</sup> December 2017, permission had been granted for the part of the planning application relating to the Eastern Gateway project that falls within the Redditch Borough Council boundary (Ref 2017/00700/OUT). Bromsgrove District Council had also granted permission for the part of the application falling within their boundary at their Planning Committee meeting in December 2017. However, when Stratford-on-Avon Planning Committee met on 6<sup>th</sup> December 2017 the application relating to the part of the site within the Stratford-on-Avon District Council boundary was deferred for further information to be obtained. That information had been submitted to Stratford-on-Avon District Council and as a result Redditch Borough Council had been asked to comment on it as a consultee. For this reason the report before members was to seek their views as consultees, and not for any new decision to be made.

It was noted that application ref 2017/00700/OUT had been a hybrid application covering the granting of outline permission and the construction of essential infrastructure for the site.

It was further noted that Stratford-on-Avon Planning Committee had since requesting the further information in December determined the application on 31<sup>st</sup> January 2018. Members were referred to the summary of the decision set out at pages 1 and 2 of the Update Report which had been granted subject to amendments to conditions 19 and 20 regarding HGV routing and HGV annual surveys.

In summary, and regardless of the decision on 31<sup>st</sup> January, the consultation would need to be responded to and Members of the Committee were requested to endorse the officer response which covered the following matters:-

1. Proposed changes to the building zone within the Southern parcel of land that falls within Stratford-on-Avon District Council part of the site. This would result in the western edge of the



# Planning Committee

Wednesday, 14 February 2018

---

proposed development zone being moved back further away from the boundary with existing buildings in Redditch. In addition the height of buildings in this zone of the site would be reduced from 21 metres to 15 metres. Officers reported that these changes (as represented by Parameters Plan 5372-205L) would represent a betterment on the previous position.

2. Highways Briefing Note 180110 which had been produced by the Applicant to address concerns raised by Stratford-on-Avon Planning Committee regarding HGV management including lorry routing and the proposed bond of £200k. Officers advised that this note made provision for future reviews of the lorry routing to be undertaken and further provision for this would be covered by revised conditions 19 and 20.

Members discussed the proposed consultation response as set out on Page 8 of the main agenda, and in doing so it was noted that:-

- The changes referred to in the Parameters Plan do not directly affect the Redditch part of the site;
- That traffic routing had already been determined as part of application ref 2017/00700/OUT;
- That contributions to improve highway infrastructure would be made to the relevant County highways authorities; and
- That a Steering Group would be set up by Stratford-on-Avon District Council to oversee pre-application engagement with local stakeholders and consultees as referred to at para 7 on page 2 of the Update Report.

## **RESOLVED that**

- (i) **No objection be raised to the amendments proposed in respect of that part of the application which falls into Stratford-on-Avon District;**
- (ii) **Members endorse the comments under the heading "Officer Appraisal" set out at page 8 of the main agenda.**

## **63. APPLICATION 17/01255/FUL - UNIT 2 LIGHT HOUSE WORKS FECKENHAM ROAD ASTWOOD BANK B96 6DS - MR SHAUN STREET**

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.

# Planning Committee

Wednesday, 14 February 2018

---

Mr Shaun Street, the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**Having regard to the development plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 16 to 17 of the main agenda report.**

**64. APPLICATION 17/01270/FUL - WHITEOAKS HILL TOP  
WEBHEATH REDDITCH B97 5PQ - MR JASON GOULD**

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

Mr Jason Gould, the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED that**

**having regard to the Development Plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 26 to 30 of the main agenda report.**

**65. APPLICATION 17/01361 - THE STABLES FARM SHOP  
ASTWOOD LANE ASTWOOD BANK REDDITCH B96 6PS - MR J  
COCKBURN**

Re - development of The Stables for the erection of 1 new dwelling and associated works including demolition.

It was noted that the Update Report included an amendment to Condition 7 set out on page 35 of the main agenda, and Officers explained that this related to the removal of permitted development rights.

**RESOLVED that**

**having regard to the Development Plan and all other material planning considerations, planning permission be GRANTED subject to the conditions detailed on pages 34 to 36 of the main agenda report but with Condition 7 substituted as detailed below:**

**Substitute Condition 7**

**Planning**

## Committee

Wednesday, 14 February 2018

---

- 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 1, Class A and 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.

**66. APPLICATION 17/01460/FUL - 8-10 UNICORN HILL TOWN CENTRE REDDITCH B97 4QU - LADBROKES CORAL GROUP PLC**

Change of use from betting office (sui generis) to adult gaming centre (sui generis).

It was noted that the Police Crime Risk Manager had made no adverse comment on the application as set out at page 3 of the Update Report.

Mr Haris Kasuji, representative for the Applicant addressed the Committee under the Council's public speaking rules.

It was noted that the application before Committee related to planning issues only, and matters regarding gambling activities at the site would fall to be determined under the separate regulatory regime for licensing.

**RESOLVED THAT**

having regard to the Development Plan and all other material planning considerations, planning permission be **GRANTED** subject to the conditions detailed on page 43 of the main agenda.

**67. APPLICATION 18/00015/FUL - UNIT 2 149 IPSLEY STREET SMALLWOOD REDDITCH B98 7AA - MR M S FAROOQUI**

Change of use of ground floor shop to Class A5 Hot Food Takeaway use

**RESOLVED that**

having regard to the Development Plan and all other material planning considerations, planning permission be **GRANTED** subject to the conditions detailed on pages 47 and 48 of the main agenda

# **Planning**

Committee

Wednesday, 14 February 2018

---

The Meeting commenced at 7.00 pm  
and closed at 8.49 pm

## **PLANNING COMMITTEE**

14th March 2018

---

**Planning Application 17/00737/FUL**

**14no. one bedroom apartments involving the erection of a new apartment block and conversion of former Forge Mill Public House and associated car parking, green space and infrastructure.**

**The Forge Mill, 164 Evesham Road, Headless Cross, Redditch B97 5ER**

**Applicant: Certus UK Associates Limited**  
**Ward: Headless Cross And Oakenshaw Ward**

**(see additional papers for site plan)**

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

### **Site Description**

The site comprises the former Forge Mill Public House set at the back of the pavement occupying the majority of the width of the road frontage. The building itself has two storeys and is of some age, appearing on the first issue OS maps. The building is finished in render and retains a number of its original features. Vehicular access to the rear of the site currently exists to the southern side of the building. To the rear the site is largely laid to hardstanding with mature trees forming the boundary between the site and the properties on Malvern Road.

### **Proposal Description**

The application seeks permission for the conversion and extension of the existing public house building to form 8no. one bedroom apartments with a two storey detached block proposed to the rear of the site to form a further 6no. one bedroom apartments. Vehicular parking would be provided in the centre of the site with an area of amenity space provided between the rear of the detached block and the rear boundary.

### **Relevant Policies:**

#### **Others**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

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

Policy 1: Presumption in Favour of Sustainable Development  
Policy 4: Housing Provision

## PLANNING COMMITTEE

14th March 2018

---

Policy 5: Effective and Efficient use of Land  
Policy 36: Historic Environment

### Relevant Planning History

2016/135/FUL	Conversion of pub to 2no. residential units and erection of 2 houses to rear of site.	Approved	30.06.2016
--------------	---	----------	------------

### Consultations

#### **Leisure Services Manager**

No Comments Received To Date

#### **Waste Management**

No Comments Received To Date

#### **Housing Strategy**

I have looked at the application above. They have not identified which of the units they propose as affordable housing but I expect 4 units to be provided as affordable housing. Due to the block sizes I would propose that the four units are provided as affordable rent units.

#### **Drainage Engineers Internal Planning Consultation**

No objection subject to conditions.

#### **Parks & Green Space Development Officer Martin Lewis**

I have no issues with the proposals following review of the ecological documentation.

Due to the loss of open space and trees/hedges etc. with their associated nesting opportunities for birds etc. mitigation and enhancement will be required to account for the loss of habitat.

#### **Highways Redditch**

No objection subject to conditions

In addition an IDP contribution for 14 flats totalling £20, 545.28 would be required.

#### **Arboricultural Officer**

No objections to the proposed development, in relation to any tree related issues, under the following conditions:

## **PLANNING COMMITTEE**

14th March 2018

---

'The existing trees should be retained in accordance with the proposed layout.

'Retained trees and their Root Protection Areas (RPA) must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate

'No storage of plant/materials within the RPAs of any retained trees.

'That any existing tree that fails or is removed or seriously damaged/diseased within 5 years of completion is replaced with trees of suitable sizes/species.

### **Viability consultant**

Comments received regarding the viability of the scheme with reference to financial contributions

### **Town Centre Co-ordinator**

I have no objections to the application however please note we would be looking for a contribution of £7588.00 (£542 per dwelling) for town centre enhancements should we be approving this scheme.

### **Education Authority**

It is concluded that an education obligation will not be sought on the development as submitted and detailed above. The pupil yield from one bedroomed dwellings is not anticipated to impact on local education infrastructure.

### **Public Consultation Response**

Four letters of objection have been received raising material planning considerations. It is noted that one letter was received prior to the scheme being amended and following consultation on the amended drawings, no further comments were received.

The issues raised include:

- The loss of the public house
- The overbearing impact of the proposed development
- Anti social behaviour arising from the use of the site as a public house
- Overlooking

A further representation has been recorded as an objection however this raises only procedural matters.

### **Assessment of Proposal**

#### Principle

## PLANNING COMMITTEE

14th March 2018

---

The principle of the use of the site for residential purposes has already been established through the granting of the previous planning permission in 2016 for the conversion of the public house to two dwellings and the construction of a further two dwellings in the rear of the site. This permission remains extant and could be implemented at any time. Furthermore, at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development.

### Design

The proposal seeks the retention and substantial extension and alteration of the public house to the front of the site. The proposal seeks to retain the overall form of the existing building, including the chimneys and fenestration details. The block to the rear of the site has been designed such that it is of the same height and scale as the building to the front of the site. The design includes porch canopy features, Juliette balconies and archway detailing to the proposed windows.

With respect to the public house building it is considered to be a non - designated heritage asset given its age. The scope of the works proposed in this case are considered acceptable given the balance between retaining the character features of the building and proposing a development which delivers a residential development on the site.

Given that there is no particular prevailing form of architecture in the vicinity of the application site, other than it is generally of two storey scale, it is considered that the design of the proposed conversion and extensions and the new block to the rear of the site is acceptable.

### Amenity

The proposed extensions and conversion of the public house result in windows serving principle habitable rooms being positioned closer to flats to the north of the application site. However, due to the orientation of the windows relative to one another and the resulting oblique angle it is considered that no harmful overlooking impact between the existing and proposed development will arise that would result in the refusal of planning permission.

With respect to the construction of the block of flats to rear of the application site it is proposed that these will be of two storey scale. Boundary treatment exists that ensures there will be no views from the ground floor windows to the dwellings on Malvern road. At the first floor level windows will serve bedrooms and bathrooms. The windows to the bathrooms are shown as being entirely obscurely glazed. Windows to the bedrooms are shown as being two thirds obscurely glazed with the top third of these windows not being obscurely glazed. It is considered that views from the non-obscurely glazed areas to the gardens of the properties on Malvern Road, given the height of the non-obscurely glazed parts would be limited. The block of flats proposed would be 6.35 metres from the boundary with the properties in Malvern Road however the distance between the



## PLANNING COMMITTEE

14th March 2018

---

proposed block of flats and the dwellings is 31.5 metres. This is in excess of the distance required by SPG 1 and whilst the proposed development is likely to be visible from the dwellings on Malvern roads the distance between the existing and proposed development is considered sufficient to ensure that no harmful overbearing impact would arise.

Whilst the proposed block of flats is to the east of the dwellings on Malvern Road it is considered that sufficient distance exists between these dwellings and the proposed that there would be no significant overshadowing impact arising from the proposed development. Furthermore, any overshadowing that would occur would only affect a limited part of the garden area to these dwellings, with a significant part unaffected by the proposed development.

With respect to the dwelling at 166 Evesham Road sufficient distance exists between the windows proposed to the front of unit 14 and this dwelling together with the oblique angle will ensure that no harmful overlooking impact to this dwelling will arise. Obscure windows are proposed in the sides of the proposed block of flats such that no harmful overlooking to the garden of this property will arise.

Between the extensions to the public house and the proposed block of flats to the rear as distance of 19.6 metres is proposed. It is considered that this is sufficient in this context to not cause a harmful overlooking impact.

Taking all these matters in to account it is considered that no harmful impact to the amenity of the occupiers of the adjacent dwellings will arise that is severe enough to warrant refusal of planning permission.

### Financial contributions

A scheme of this nature would ordinarily require the completion of a S106 agreement to secure various financial contributions in relation to matters such as open space, highway improvements and the provision of affordable housing.

In this case, however, the applicant has submitted a viability appraisal which has been verified by the Council's independent specialist.

The Planning Practice Guidance advises that where the applicant is able to demonstrate to the satisfaction of the Local Planning Authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations.

In this case following verification of the applicant's viability appraisal the scheme has been found to only be able to afford £14, 350 in contributions and due to the specifics circumstances of this it is considered that the reduced level of contribution is acceptable in this instance.

**PLANNING  
COMMITTEE**14th March 2018

---

**RECOMMENDATION:**

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

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

**And**

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

**Conditions:**

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

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-134-010 Rev C  
SJD-134009- Rev F

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. The scheme for surface and foul water drainage serving this application detailed by the following drawings and documents shall be completed prior to the occupation of the development hereby approved.

Drawing : 706-01 - DRAINAGE & EXTERNAL WORKS LAYOUT

Document :Surface Water Drainage and Storage Calculations for Forge Mill, Redditch

**PLANNING  
COMMITTEE****14th March 2018**

---

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

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

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

6. 14 car parking spaces shall be provided on site and 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

7. Prior to the first occupation of the dwelling hereby approved secure parking for 14 cycles to comply with the Council's standards shall be provided within the curtilage of the dwellings and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

8. 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

9. 4 suitable Schwegler (or similar) bird boxes and 4 Schwegler (or similar) bat boxes shall be installed towards the top of walls away from windows and other potential light sources on and around the buildings/landscape proposed to provide additional roosting opportunities suitable for species likely to be using the local environment.

Boxes shall be located in warm locations where they will receive full/partial sun in a variety of orientations to receive a range of climatic conditions. The boxes must be at least 3 metres above ground to prevent disturbance from people and/or predators. Exact locations and types should be determined and agreed with an ecologist for approval by the authority prior to installation on site. The boxes shall be installed before first occupation of any of the flats on the site.

Reason: In line with the NPPF, to ensure developments result in a 'net gain' for biodiversity

## PLANNING COMMITTEE

14th March 2018

---

10. The windows as indicated to be obscurely glazed the approved plans shall be fitted with obscure glazing to a minimum of Pilkington Level 4 and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents

11. The existing trees should be retained in accordance with the proposed layout. Retained trees and their Root Protection Areas (RPA) must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials shall be within the RPAs of any retained trees and that any existing tree that fails or is removed or seriously damaged/diseased within 5 years of completion is replaced with trees of suitable sizes/species.

Reason: In order to retain trees which form landscape features within the site.

Informatives:

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

This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 01905 751651), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway.

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

This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with construction of the access.

Drainage arrangements shall be provided to ensure that surface water from the driveway and/or Vehicular turning area does not discharge onto the Public Highway. No drainage or effluent from the proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.

#Paragraph 125 of the NPPF states: 'By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

## PLANNING COMMITTEE

14th March 2018

---

Light pollution is a key biodiversity threat. It is important to limit any further potential negative impacts of artificial light causing un-necessary light pollution.

Instances of external lighting spill need to be reduced or eliminated. Ideally, lighting of the following types (in the absence of superior alternatives) should be specified:

- \*Narrow Spectrum Lights with no UV content

- \*Low pressure sodium and warm white LED

- \*Directional down lights - illuminating below the horizontal plane which avoid light trespass into the environment.

TO PREVENT THE EMISSION OF DIRECT LIGHT UPWARDS AND AT ANGLES NEAR THE HORIZON.

- Use luminaires with reflectors and clear covers, preferably of flat glass. Avoid tilting the luminaires from their horizontal position.

- Use luminaires with a percentage of upper hemisphere emission installed below 0,2% (preferably 0%) in relation to the total output flux of the luminaire, and be sure to avoid directing light near the horizon (the first 10°, 20°), as it produces a sky glow 6 to 160 times greater than the same flux reflected off the ground.

- Use only asymmetric beam floodlights, with asymmetries adapted to the area to be lit, not installed at a tilt.

Any proposed landscape, car park or external building lighting needs to be either PIR activated (as appropriate) or timed, and appropriately designed to prevent light pollution or spill, as such this element should be subject to design approval to minimise potential disturbance of potential bat/bird/mammal forage or roosting sites and routes.

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.

### **Procedural matters**

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

This page is intentionally left blank

## **PLANNING COMMITTEE**

14th March 2018

---

**Planning Application 18/00044/FUL**

**New one storey and a half dwelling (Amendment to Application No: 2014/367/FUL to create additional dormer)**

**Land Adjacent to 55 Weatheroak Close, Webheath, Redditch, Worcestershire, B97 5TF.**

**Applicant: Mr & Mrs Richard Lewis**  
**Ward: West Ward**

**(see additional papers for site plan)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Ext 3207 Email: [nina.chana@bromsgroveandredditch.gov.uk](mailto:nina.chana@bromsgroveandredditch.gov.uk) for more information.

### **Site Description**

The application site comprises of an area of vegetation located between 55 and 56 Weatheroak Close and backs onto properties located on Blackstitch Lane. It lies within a cul-de-sac of 8 detached properties located off the main arm of Weatheroak Close. The area is predominantly residential in character comprising of detached properties of varying sizes. The cul-de-sac slopes downwards where split level dwellings are prevalent. Additionally the spacing between the existing housing is not uniform, therefore small gaps do exist in some cases and larger gaps in others.

### **Proposal Description**

The proposal seeks Full planning permission for a detached one and a half storey dwelling and the addition of a central dormer window in the rear elevation.

Planning permission was granted by the Planning Committee on 8.4.2015 for the detached dwelling as per application number 2014/367/FUL. This consent would be valid for 3 years and it expires on 8.4.2018. The construction of the dwelling has not been commenced; therefore the additional dormer requires planning permission.

### **Relevant Policies :**

**Borough of Redditch Local Plan No. 4**  
Policy 40 High Quality Design

### **Others**

SPG Encouraging Good Design  
National Planning Policy Framework

**PLANNING  
COMMITTEE**14th March 2018

---

**Relevant Planning History**

2005/062/FUL	Erection of one dwelling	Refused and Appeal Dismissed	07.04.2005
2006/182/FUL	Erection of detached dwelling	Refused and Appeal Dismissed	18.09.2006
2014/367/FUL	New one storey and a half dwelling	Approved	10.04.2015

**Consultations**

No consultations were carried out due to the nature of the application.

**Public Consultation Response**

4 letters of objection received. Comments are summarised as follows:

- the proposed rear dormer would be an 'ugly' addition
- why should an amendment be acceptable at this stage
- cramped form of development
- access point not suitable
- existing trees and vegetation not shown on the plan
- excavation will cause damage to trees on the adjacent site

**Assessment of Proposal****Background:**

The application site has been subject to several applications in the past for a detached dwelling.

In April 2005 the Council refused a full application (ref: 2005/062 FUL) for a detached dwelling on the site and a subsequent appeal was dismissed in November 2005.

An application for a four bedroom detached dwelling of a different design was then submitted in April 2006 (ref: 2006/182/FUL) which was also refused on the same grounds as the previous appeal decision and due to there being a housing moratorium at the time of submission. The decision then went to appeal in April 2007 and was once again dismissed.



## PLANNING COMMITTEE

14th March 2018

---

In December 2014 a further application, number 2014/367/FUL was received for a one and half storey dwelling. This was granted consent subject to conditions by the Planning Committee in April 2015.

### Principle

Planning Permission for the dwelling has been granted and is currently valid, therefore this is a matter which cannot be considered as part of this decision making process of this application.

The proposed dormer window, by virtue of its size and position would be considered as permitted development if it were to be added after the dwelling was completed and occupied. For this reason, the proposal has a strong permitted development fall-back.

There is a small obscure glazed window proposed on the ground floor of the western elevation to serve a toilet and a solar panel on the roof of the front elevation. Both of these additions would be classed as permitted development if they were added after the dwelling was completed and occupied. For this reason, these proposals have a strong permitted development fall-back.

Representations have been raised with reference to the principle of the dwelling and related matters, however, these matters cannot be considered due to the existing permission. Matters raised regarding the loss of trees and vegetation cannot be controlled as they are not protected.

### Conclusion:

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to the visual or residential amenities of the area. Subject to the compliance with the conditions as listed in full below, a favourable recommendation can be made with respect to this application.

### **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 carried out in accordance with the following plans and drawings:

**PLANNING  
COMMITTEE**14th March 2018

---

Drawing Number - 2825\_001 - Rev E  
Drawing Number - 2825\_002

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

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

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy 40 of the Borough of Redditch Local Plan No.4.

4. Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking of 2 cars and this area, and the means of access thereto, shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority, This area shall not thereafter be used for any other purpose than the parking of vehicles.

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

5. 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 each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

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

Reason: In the interests of sustainability

**Procedural matters**

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