



Planning Committee

Wed 8 Aug
2018
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

www.redditchbc.gov.uk

If you have any queries on this Agenda please contact

Sarah Sellers

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

Tel: (01527) 64252 (Ext. 2884)

email: 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
- 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 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, 8th August, 2018

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Bill Hartnett
	Gemma Monaco (Vice-Chair)	Gareth Prosser
	Salman Akbar	Jennifer Wheeler
	Roger Bennett	Wanda King
	Andrew Fry	

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 (Pages 1 - 2)

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 2018/00645/FUL - 8 Kempford Close Oakenshaw Redditch B98 7YS - Mr G Frost (Pages 3 - 6)

Report attached - for site plan see Site Plans Agenda

6. 2018/00657/FUL - Bomford Hill Park Church Hill North Redditch - Mr Christopher Thomas (Pages 7 - 12)

Report attached - for site plan see Site Plans Agenda

7. 2018/00753/FUL - Kettler House Moons Moat North Industrial Estate Merse Road Redditch B98 9HL - Mr John Newburn (Pages 13 - 22)

Report attached - for site plan see Site Plans Agenda

This page is intentionally left blank



Planning Committee

Wednesday, 11 July 2018

MINUTES

Present:

Councillor Michael Chalk (Chair), and Councillors Salman Akbar, Roger Bennett, David Bush, Bill Hartnett, Jennifer Wheeler, Wanda King and Anthony Lovell

Officers:

Amar Hussain and Helena Plant

Democratic Services Officer:

Sarah Sellers

15. APOLOGIES

Apologies for absence were received from Councillors Andrew Fry, Gareth Prosser and Gemma Monaco. Councillor David Bush attended as substitute for Councillor Gareth Prosser, and Councillor Anthony Lovell attended as substitute for Councillor Gemma Monaco.

16. DECLARATIONS OF INTEREST

In relation to application 18/00702/FUL, Councillors Mike Chalk (Chair), Salman Akbar, Roger Bennett, David Bush, Bill Hartnett, Wanda King, Anthony Lovell and Jennifer Wheeler declared a collective Other Disclosable Interest in that they are acquainted with Councillor Gemma Monaco as a fellow councillor and that the application related to the property at 18 Dovecote Close Brockhill owned jointly by herself and her husband Mr Nick Monaco (the Applicant). All Members remained and considered and voted on the matter.

.....
Chair

Planning

Committee

Wednesday, 11 July 2018

17. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of Planning Committee on 13th June 2018 be confirmed as a correct record and signed by the Chair.

18. UPDATE REPORTS

The published Update Report for the application was noted.

**19. APPLICATION 18/00702/FUL 18 DOVECOTE CLOSE
BROCKHILL REDDITCH WORCESTERSHIRE B97 6HG - MR
NICK MONACO**

Single storey rear extension

RESOLVED that

having regard to the development plan and to all other material considerations, planning permission be Granted subject to the conditions set out on page 6 and 7 of the main agenda, and the informatives set out on page 7 of the main agenda and page 1 of the Update Report.

The Meeting commenced at 7.00 pm
and closed at 7.07 pm

**PLANNING
COMMITTEE**8th August 2018

Planning Application 18/00645/FUL**First floor side extension****8 Kempsford Close, Oakenshaw, Redditch, B98 7YS****Applicant: Mr G Frost**
Ward: Headless Cross and Oakenshaw 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 application relates to a link detached four bedroomed dwellinghouse situated to the southern side of Kempsford Close. Numbers 7 and 8 Kempsford Close are attached / linked to each other by means of their respective single storey pitch roofed garages. Number 8 is fully detached from the neighbouring dwelling to the south-west (Number 9).

Proposal Description

Planning permission is sought for a first floor side extension over the existing garage to the part of the dwelling which faces north-east towards number 7 Kempsford Close. The extension would accommodate an additional bedroom and bathroom at first floor level. The extensions front wall would be set back from the existing principal elevation by a distance of 450mm.

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

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

Others

SPG Encouraging Good Design
NPPF National Planning Policy Framework (2018)

Relevant Planning History

None

PLANNING COMMITTEE

8th August 2018

Public Consultation Response

Two letters received objecting to the application for the following summarised reasons:

- The proposed development would not be in keeping with the close
- The extension would have an overbearing effect on our property
- Noise and banging resulting from the build could cause structural damage to our property
- An overshadowing effect would occur with the extension blocking out sunlight which currently reaches our house
- The extension would overlook our property more considerably than at present resulting in a loss of privacy

Assessment of Proposal

The application site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions subject to satisfying the relevant policies of the development plan.

The proposed extension is considered to be a proportionate addition and would be constructed of matching materials (brick walls under a tiled roof) and would complement the host dwelling.

The extension would be visible in the street-scene. However, the dwelling is set back from Kempsford Close by a distance of approximately 6 metres, reducing its prominence. The proposed extension would be set back from the existing dwelling at the front creating a visual break between the original dwelling and extension and resulting in the subservience required and as set out in the Councils SPG 'Encouraging Good Design'.

No windows are shown to the proposed flank (side) wall facing No.7 Kempsford Close, nor would there be a future requirement to place windows in this elevation since single windows matching the design and proportions of windows serving the existing dwelling would be formed in the front and rear elevation of the extension, thus safeguarding privacy.

All development projects will inevitably generate a degree of disturbance and noise during the construction phase. It is not usually necessary however to impose a condition restricting hours of working in respect of a relatively minor domestic construction project, mindful of the other statutory controls to address nuisance.

The property benefits from an existing dropped kerb allowing access to the frontage of the dwelling for the parking of at least 4 cars, meeting the Councils parking standards.

In accordance with relevant policies of the development plan including the Councils SPG referred to above, it is considered that the proposed extension would not cause any

**PLANNING
COMMITTEE**8th August 2018

detrimental harm to the occupiers of neighbouring properties in terms of loss of privacy, light or outlook.

The proposal is considered to be in general accordance with the relevant policies of the development plan and the presumption in favour of sustainable development as set out in the NPPF and Policy 1 of LP4 and can therefore be recommended for approval.

RECOMMENDATION:

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

Conditions:

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

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

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

Drawing PL001 – (Amended) Rev C – Proposed floor plans
Drawing PL003 – (Amended) Rev B – Proposed elevations

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

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

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

**PLANNING
COMMITTEE**8th August 2018

Informatives

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

Procedural matters

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

**PLANNING
COMMITTEE**8th August 2018

Planning Application 18/00657/FUL

Installation of toposcope, benches and Cotswold Stone surface for Remembrance Garden to mark the 100 years since the end of the First World War.**Bomford Hill Park , Church Hill North , Redditch, Worcestershire, ,****Applicant: Mr Christopher Thomas
Ward: Church Hill 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 is part of Bomford Hill Park and is a green area of open space located north of Redstone Close and Wharrad Close. The proposal is to be sited at the top of an existing natural amphitheatre area within the park. The proposal will be sited within an opening of the existing tree line between Bomford Hill Park and Church Hill North.

Proposal Description

The proposal is for a World War I Memorial. The Memorial comprises of the planting of an Oak Tree with surrounding benches sited on an area of Cotswold stone that leads to a stainless steel toposcope sited at the top of the hill.

The Cotswold stone hardstanding is 17sqm in area in the shape of a keyhole; the benches include a precast concrete 'Waterloo Bench' and a precast concrete 'Harbour Raised Cube'. There will be three of each of these benches, finished with the precast concrete appearance and sited around the oak tree.

The toposcope will be a concrete cylinder with steel reinforcement finished in stainless steel. The toposcope will be 1.2m in height with a diameter of 0.6m.

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

Policy 1: Presumption in Favour of Sustainable Development
Policy 11: Green Infrastructure
Policy 13: Primarily Open Space
Policy 40: High Quality Design and Safer Communities
Policy 43: Leisure, Tourism and Abbey Stadium

PLANNING COMMITTEE

Others

National Planning Policy Framework (July 2018)

Relevant Planning History

None.

Consultations

Senior Community Safety Project Officer Community Safety

No Comments Received To Date

Crime Risk Manager

No objection.

Arboricultural Officer

No objection.

Theatre And Arts Development

No Comments Received To Date

Redditch Strategic Planning And Conservation

No Comments Received To Date

Drainage Engineers Internal Planning Consultation

No objection.

Highways Officer

No objection.

Public Consultation Response

A site notice was placed on site on 5th June 2018 and expired on 29th June 2018.

No public comments have been received following this public consultation.

Background

The application has been received from Church Hill Big Local Partnership. The Local Trust has chosen the district of Church Hill to receive some of the Big Lottery Funding. The funding is based on a 10-year project aiming at making a significant difference to the local area and provides long lasting change to the lives of the people who live and work in the area. The World War One Remembrance Garden Project aims to provide an area within the park that marks the 100 years since the ending of WW1. The toposcope will mark the Remembrance, the bench will provide an area for the opportunity to sit and reflect, whilst the oak tree, to be planted in the middle of the space, represents the celebration of life.

PLANNING COMMITTEE

Assessment of Proposal

Principle

Paragraph 127 of the NPPF seeks to ensure that development be sympathetic to local character and history and establish a strong sense of place. Policy 13 of the Borough of Redditch Local Plan No. 4 (BoRLP4) states that open space will be protected and enhanced, where appropriate to improve its quality, value and multifunctionality. Policy 43 of the BoRLP4 states that the enhancement of community open space is essential to achieve the vision and objectives of the BoRLP4 to enhance the visitor economy and cultural and leisure opportunities in the Borough. Therefore, the proposed development is considered to be acceptable in principle.

Design and layout

The memorial is to be sited in a prominent position on the top of the amphitheatre hill with views from the public footpath which runs along the south of the field and views from an opening in the hedgerow on the corner of Redstone Close and Wharrad Close. The memorial would be of sufficient size to provide a strong presence without being overbearing in its context. The design of the memorial is considered to be acceptable and would generally enhance the open space adding to legibility and a sense of place advocated by the NPPF.

Highways

Bomford Hill Park is predominantly visited by the public accessing the park on foot via the wide network of pathways around the estate of Church Hill. Although it is likely that the visitors may increase to the site following this development, the Highways engineer has not raised a concern on any impact to the wider Highway Network. In addition, the applicant has highlighted a number of parking spaces to the south of the installation on Redstone Close which can be used for visitors travelling exclusively to the site to see the installation. The applicant has submitted a Construction Management Plan and the Highways Authority are satisfied with the approach to construction proposed.

Trees

Given the position of the development no trees will be affected by this development.

Community safety matters

The footpath areas are already provided with street lighting and there is signage in the location advising of CCTV. The Police Crime Risk Manager has been consulted on this application. No objections have been received from the Police Crime Risk Manager subject to confirmation the benches will have a curved top to stop people sleeping on them. The applicants have confirmed that the benches proposed have a curved top and therefore this design is considered acceptable.

The applicants have confirmed that the Church Hill Big Local Partnership will be completing a long-term management plan for Bomford Hill Park and this will include ongoing maintenance of the installation as well as other projects within the park. The

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

group will be in a position to apply for future funding to ensure maintenance of these projects.

Conclusion

The proposal is considered to be in a suitable location that would enhance this open space whilst raising awareness of the local history associated with World War I and Redditch.

RECOMMENDATION:

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

Conditions:

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

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

- 2) The development hereby permitted shall be carried out in accordance with the application form and the approved plans / drawings listed in this notice:

Submitted application form
Location Plan
P2070/271 Layout and Construction Details
Bailey Streetscene Ltd Harbour Raised Cube bench details
Bailey Streetscene Ltd Waterloo bench details

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

- 3) The proposed installation shall be constructed in accordance with the details provided within the Travel management Construction Plan dated 18th July 2018.

Reason: To ensure that the wider highways network and footpaths are not obstructed during construction.

Informatives

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

PLANNING COMMITTEE

Procedural matters

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

This page is intentionally left blank

**PLANNING
COMMITTEE**8th August 2018

Planning Application 18/00753/FUL**Demolition of existing offices, Warehouse extension & new ancillary offices****Kettler GB Ltd, Kettler House, Moons Moat North Industrial Estate, Merse Road,
Church Hill, Redditch****Applicant: Mr John Newburn: Kettler (GB) Limited**
Ward: Church Hill 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 application site is located on the east side of Merse Road, within North Moons Moat Industrial Estate, approximately 3.5km east of Redditch Town Centre. It is bound by Merse Road to the west, a footway to the south and industrial units to the north and east. The site falls within a Primarily Employment Area.

Currently, 46 employees are based at the site and those who drive park at the existing car park to the front of the building. Existing access to the site is from Merse Road.

The site is covered by a 'blanket' Redditch New Town Tree Preservation Order.

Background

Kettler (GB) Ltd currently operate from the existing warehouse at Merse Road and due to the scale of the business they also operate out of several additional rented storage sites located in other parts of the country including Telford, Pershore and Worcester. The applicant states that while this approach is functional it elongates the delivery and goods handling process and creates additional vehicular movements compared to a single site operation. The aim of this planning application is to develop the vacant site adjacent to the existing warehouse into a racked storage facility with new offices and showroom. The proposal would provide Kettler (GB) Ltd with sufficient storage capacity to operate solely from Merse Road.

Proposal Description

The proposed development would be located to the north-west side of the site on currently vacant land.

The proposal is a full planning application for the demolition of existing offices and the creation of 2,842 m² of new warehouse space creating a total of 6,519 m² warehousing space. Following the demolition of the existing office space, 616m² of new office space would be created.

PLANNING COMMITTEE

8th August 2018

Staff and visitor's car parking would remain in the current location albeit extended providing a total of 51 parking spaces which would include provision for two dedicated motorcycle parking spaces and five bays equipped with electric charging points

Goods vehicles would enter the site using the current goods access off Merse Road to the southern corner of the site and would be in a separate area to the main car park.

The landscaping on the current site is not considered to be of high quality. Despite this the proposals include the planting of some new trees to the perimeter around the front of the site and some low level landscaping around the new offices.

An ecological report, travel plan and transport assessment have been submitted with the application

Relevant Policies :

Policy 1	Presumption in Favour of Sustainable Development
Policy 5	Effective and Efficient use of Land
Policy 19	Sustainable travel and Accessibility
Policy 20	Transport Requirements for New Development
Policy 22	Road Hierarchy
Policy 23	Employment Land Provision
Policy 24	Development within Primarily Employment Areas
Policy 39	Built Environment
Policy 40	High Quality Design and Safer Communities

Others

National Planning Policy Framework (2018)
National Planning Practice Guidance

Constraints

Redditch New Town TPO No.7 (1965)

Relevant Planning History

2001/029/FUL	Extension To Warehouse including Loading Bay	Granted	19.03.2001
--------------	--	---------	------------

Consultations

Highway Network Control

Comments summarised as follows:

The Highway Authority has concluded that there would not be a severe impact on the surrounding highway network and that therefore there are no justifiable grounds on which an objection could be maintained.

**PLANNING
COMMITTEE**8th August 2018

For the total building area of 7,135 m² (comprising 6,519 m² warehousing and 616 m² ancillary offices) this equates to a requirement of 29 car parking spaces, two disabled parking spaces and two motorcycle parking spaces. Three cycle parking spaces would also be necessary. Therefore, the level and type of parking proposed fulfils these requirements.

Covered cycle parking is proposed in the form of four "Sheffield Stands" which will provide parking for eight cycles which is considered to be acceptable.

The proposed extension is likely to generate a very low increase in level of traffic on the surrounding highway network within the AM and PM peak periods.

A Travel Plan ref: 10466/002/02 has also been prepared to support the planning application. The purpose of the Travel Plan is to encourage staff of the warehouse to use alternative sustainable means of travel instead of single occupancy car trips. The applicant should be required to submit a proposed travel plan to the County Councils Travel Plan Officer for consideration.

It is appropriate that promoters of planned development contribute toward the measures needed to support the delivery of the growth set out in the adopted Redditch Local Plan. A financial contribution is therefore sought to mitigate the cumulative impact of the Local Planning Authority's planned growth. The contribution is proportionate in scale to the development and is reasonable and should be secured by planning obligation.

The applicant has looked at site accessibility from the perspective of direction of travel and distance and concluded that the existing walking routes provide the most direct access and therefore additional infrastructure is not required. Having carefully reviewed this position the Highway Authority agrees that the existing routes are advantageous but some enhancement is required. Consequently there is a planning obligation (legal agreement) to address this.

The Highway Authority identified that a contribution should be made of £41,090.56.

The planning obligation will require a developer contribution of £41,090.56 to mitigate for the additional demands on the wider transport network that the development will generate and will provide for Walking and Cycling Infrastructure in Moons Moat Industrial Estate.

In conclusion, the County Council raise no objection to the development in highway safety terms subject to the satisfactory completion of the legal agreement set out above and subject to the imposition of appropriate planning conditions

Police Crime Risk Manager

No objection

PLANNING COMMITTEE

8th August 2018

North Worcestershire Water Management

Drainage plan submitted with application is considered to be acceptable. No requirement for further conditions. No objections.

Arboricultural Officer

Comments summarised as follows:

The site falls within the area covered by Redditch New Town TPO 7 (1965).

No objections are raised subject to the imposition of appropriate planning conditions

Worcestershire Regulatory Services: Noise

No objection

Worcestershire Regulatory Services: Contaminated Land

Worcestershire Regulatory Services (WRS) have reviewed the application in relation to contaminated land. This has included a review of the following reports submitted in support of the application:-

Kettler Warehouse Extension, Merse Road, Redditch Phase 1 Desk Study Report, produced by Fairhurst, dated June 2018, reference 125049/01

Kettler Warehouse Extension, Merse Road, Redditch Geo-Environmental Site Investigation report, produced by Fairhurst, dated June 2018, reference 125049/03

The reports are deemed to represent appropriate contamination assessment of the site and include suitable risk assessment and conceptual site model. No significant risks have been identified from the site investigation undertaken and all samples have fallen below the assessment criteria for a commercial site.

Although the presence of asbestos and other substances has not been identified as part of the site investigation there is the potential for contamination to be present on site due to the historical use of the land as acknowledged in the report. It is therefore advised that a watching brief should be maintained during the construction process. With this in mind, WRS recommend that a condition relating to 'Unexpected Contamination' should be attached to any planning permission granted.

Public Consultation Response

No comments received

Assessment of Proposal

Principle of development

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

PLANNING COMMITTEE

8th August 2018

The application seeks the redevelopment of this vacant part of the site for employment purposes. The proposals clearly accord with the policies of the adopted Local Plan which seek to safeguard employment sites in the Primarily Employment Areas for employment development.

Design and layout

The proposed new warehouse extension which would be located alongside the existing with internal openings between the two is of a size and design to accommodate the number of pallets required by the business to operate more efficiently from one site. The arrangement would allow a clear goods in and goods out flow to be established within the warehouse.

The current offices would be removed to make space for a goods in/unloading area. New offices and a product showroom would be built to the front / North West corner of the site. The position of the offices would provide active frontage to Merse Road – similar to other units in the area, meanwhile the warehouse would be orientated south west to north east to match the existing warehouse.

The warehouse is to be clad with profiled metal cladding and facing brickwork to tie into the current building. Meanwhile the offices would be constructed using a combination of insulated metal panelling and Polyester Powder Coated (PPC) curtain walling. Window openings to the front would be maintained at high level and infilled with render at lower levels to maintain security to the warehouse. The roof is proposed to be a mix of profiled metal roofing and roof lights.

Your officers are satisfied that the design and external appearance of the proposed development would respect the context of the site and would therefore comply with relevant policies of the development plan.

Highways, access and parking

County Highways have raised no objections to the proposed development on highway safety grounds.

There are two accesses to the site from Merse Road; one for staff and visitors and one for deliveries and servicing. County Highway considers this arrangement to be acceptable considering the demand the proposed development will place on the surrounding highway network.

The applicant has agreed to enter into a planning obligation which requires a sum be paid to the County Council for the provision of localised improvements to the cycle and walking network in order to promote sustainable travel due to the increased demand.

Cycle parking would be provided on site and secured by a recommended planning condition. Car parking on site is in accordance with the Councils standards.

**PLANNING
COMMITTEE**8th August 2018

No objections have been received from nearby occupiers on highway safety grounds.

Planning Obligation required

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

Conclusion

Overall, it is considered that the application proposals comprise sustainable development in accordance with the definition set out in the NPPF. The proposed development performs well against all three overarching objectives to sustainable development outlined at Paragraph 8 of the NPPF providing substantial economic benefits by redeveloping a vacant site within an employment area for employment uses generating jobs both during the construction and operational phase of the development.

Account has been taken of environmental issues through the preparation of technical reports on transport, ecology and contamination with mitigation measures identified being implemented through the consent and via recommended planning conditions.

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

RECOMMENDATION:

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

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

**PLANNING
COMMITTEE**8th August 2018

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

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

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) Prior to the first commencement of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 4) No development shall take place until an Arboricultural Method Statement and tree protection plan has been submitted to and approved in writing by the Local Planning Authority. All trees to be retained within the site shall be given full protection in accordance with BS5837:2012 recommendations.

Reason: To safeguard trees which contribute positively to the visual amenities of the area

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

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

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

**PLANNING
COMMITTEE**8th August 2018

similar sizes or species unless the local planning authority gives written approval to any variation.

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

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

appropriate references to be inserted here

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

- 8) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the proposed development for the parking of 51 cars at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only. The 51 parking spaces provided to include two disabled spaces (one with electric charging facility).

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

- 9) The Development hereby permitted shall not be first occupied until 5 standard car parking bays and one disabled bay has been fitted with an electric vehicle charging point in accordance with details that shall first 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.

- 10) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide (3 spaces) has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 11) The Development hereby approved shall not be brought into use until the access, turning area and parking facilities shown in Appendix B of the transport Statement has been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

**PLANNING
COMMITTEE**

8th August 2018

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

- 12) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures or the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) Considerations in relation to gas pipeline/s identified on site: Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

**PLANNING
COMMITTEE****8th August 2018**

- 3) The applicant should be aware that this permission also includes a legal agreement (Unilateral Undertaking) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

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