



Planning Committee

Wed 10 Oct
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, 10th October, 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 - 8)

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 2018/00689/FUL - 150 Evesham Street South Crest Redditch B97 4HP - Mr J Jenner (Pages 9 - 18)

Report attached – for site plan see Site Plans Agenda

6. Application 2018/00719/FUL - 28 Campden Close Crabbs Cross Redditch B97 5NJ - Mr Mike Page (Pages 19 - 22)

Report attached - for site plan see Site Plans Agenda

7. Application 2018/00823/FUL - 52 Rockford Close Oakenshaw South Redditch B98 7SZ - Mr Bob Bradbury (Pages 23 - 28)

Report attached – for site plan see Site Plans Agenda

This page is intentionally left blank



Planning Committee

Wednesday, 12 September 2018

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Salman Akbar, Roger Bennett, Bill Hartnett, Gareth Prosser and Jennifer Wheeler

Also Present:

Officers:

Amar Hussain, Helena Plant and Emily Farmer

Democratic Services Officer:

Sarah Sellers

27. APOLOGIES

There were no apologies for absence.

28. DECLARATIONS OF INTEREST

There were no declarations of interest.

29. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of the Planning Committee on 8th August 2018 be confirmed as a correct record and signed by the Chair.

30. UPDATE REPORTS

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

.....
Chair

Planning

Committee

Wednesday, 12 September 2018

**31. APPLICATION 2018/00169/FUL - LAND ON GREEN LANE
GREEN LANE WIRE HILL REDDITCH - MR LUKE WEBB**

Full application for 42 dwellings, following the design parameters set within application: 17/00542/OUT. Residential development on previously approved employment area.

It was noted that the Update Report included a change of wording to the recommendation and that the words "S106 planning obligation" were replaced by the words "suitable legal mechanism". The wording of clause a) 4 had also been amended to provide for the possibility of a play area being sited within the application site.

In presenting the application officers outlined the planning history of the site including the previous applications (2016/118/OUT and 2017/00542/OUT) under which Members had given approval for B1 employment use on the application site. Officers referred Members to the Marketing Report submitted by the Applicant which had concluded that in the context of the Borough as a whole the loss of the 55 hectares of B1 use would not cause a significant shortage of land for employment use. The report also detailed the efforts made by the Applicant to market the site for employment purposes which had been carried out for a period of over 2 years and had not produced an appropriate end user. Economic Development officers and Planning Policy officers had reviewed the report in detail and concurred with the conclusion that the loss of employment land would not be significant for the Borough at this time, and that the land was not suitable for employment purposes in light of the marketing exercise. This being the case, officers were satisfied that the tests in Policy 24 (Development within Primarily Employment Areas) had been met and this represented a material consideration that weighed in favour of the development when considering planning balance and the contents of Policy 47 of the Borough of Redditch Local Plan No 4 (BORLP4). It was on this basis that officers were recommending the scheme for approval.

The scheme would deliver a mixed housing development of 29 market units and 13 affordable units, ranging from detached 4 bedroom properties to flats.

Councillor Neil Edden from Studley Parish Council and Ms Sian Griffiths, agent for the Applicant addressed the Committee under the Council's Public Speaking Rules.

In response to questions from Members officers confirmed that:-

- As the site had already been cleared there were no protected species in situ, but that a scheme to enhance biodiversity would be secured through a condition and this was normal practice in line with the relevant planning policies.

Planning

Committee

Wednesday, 12 September 2018

- With regard to trip generation and any potential increase of traffic movements through the junction with Nine Days Lane, the current scheme had been assessed as likely to produce less trips through residential use than would have been produced under employment use and this therefore was regarded as a betterment compared to the fall-back position.
- The detail of the Traffic Regulation Orders and associated enhancements to the road network would be part of a package of measures worked up by Worcestershire County Council as the Highways Authority and supported by appropriate section 278/38 agreements between the Highway Authority and the Applicant.
- With regard to open space, play and recreation, the application site would benefit from enhancement already in place as part of the residential scheme on the adjoining land which would include a play area and large area of open space on the southern boundary.
- With regard to connectivity, there would be a link to bus routes on Woodrow Drive via the path/cycleway on the Eastern boundary of the site.
- The scheme had been designed to provide an appropriate level of designated parking for each unit.
- The developer had chosen to take on the responsibility of maintaining the road network which would not be adopted.
- Appropriate contributions towards education would be secured by the education authority (Worcestershire County Council) via a section 106 agreement (or other legal mechanism).

RESOLVED that

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 suitable legal mechanism ensuring that:

1. Highways matters as agreed with the County Highways Authority including:-S278 and S38 agreements for improvements to the local highway network.
2. A contribution for highways improvements off site to the local and highway networks as agreed in a raft of measures identifies by the highways Authority. This will also include selected Traffic Regulation Orders

Planning

Committee

Wednesday, 12 September 2018

3. A contribution towards County education facilities in relation to the private market housing proposed
4. An off-site contribution towards playing pitches, play areas and open space in the area due to the increased demand/requirement from future residents in compliance with the SPG. An off-site contribution towards a play area in the area (or the satisfactory provision of such an area within the application site) due to the increased demand/requirement from future residents in compliance with the SPG.
5. The proposal would also require that 30% of the dwellings be provided as Affordable units for social housing in line with SPD policy and their retention for this purpose in perpetuity. In this instance 13 affordable units retained as such in perpetuity (insofar as Right to Buy or Acquire legislation permits)
6. A contribution towards the provision of wheelie bins for each dwelling on the Development.
7. Town centre strategy contributions.

And the conditions and informatives as set out on pages 21 to 28 of the main agenda.

32. APPLICATION 2018/00648/FUL - LAND SOUTH OF RAVENSBANK DRIVE RAVENSBANK DRIVE CHURCH HILL NORTH REDDITCH - MR JOSEPH BAKER

Perimeter bunding and balancing ponds to store water and reduce flood risk along multiple site of the Church Hill Brook.

Mr Kevin Tibbetts (local resident) and Mr Joseph Baker from North Worcestershire Water Management (the applicant) addressed the Committee under the Council's public speaking rules.

Officers outlined the technical aspects of the scheme and the details regarding the re-positioning of the watercourse and creation of bunding to alleviate flood risk from Church Hill Brook by creating a floodable area. Members noted the comments made by the first public speaker that the site had been left in an unsightly condition following previous works. In responding to questions from Members the applicant confirmed that measures would be put in place to minimise any disturbance to the site during the works and that the contractors would be expected to leave the site in a tidy

Planning

Committee

Wednesday, 12 September 2018

condition. It was confirmed that the site would remain accessible to the public and the footpath would be kept open. With regard to biodiversity, it was confirmed that the changes being made through the scheme and associated re-planting were aimed to encourage more wildlife at the site.

RESOLVED that

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

- (i) the conditions and informatives set out on pages 35 to 38 of the main agenda; and**
- (ii) the additional informative (number 6) set out below**

6. In undertaking the works in relation to the site the Applicant is expected to implement a planting scheme, maintain public access to the site both during (subject to safety) and after completion, and to ensure that upon completion the site is left in a tidy condition.

**33. 2018/00719/FUL - 28 CAMPDEN CLOSE CRABBS CROSS
REDDITCH B97 5NJ - MR MIKE PAGE**

Two storey rear extension with part single storey including internal alternations

Officers addressed the Committee to outline the application for a two storey extension at the rear of 28 Campden Close and to explain the position of the property in relation adjoining dwellings and the difference in levels due to the sloping nature of the of the land. It was noted that the distance between the proposed extension and number 39 Campden Close when measured across the rear gardens was just below 20 metres. This was slightly less than the recommended distance but mitigated for by the original design of the houses which provided for a degree of offsetting to reduce direct overlooking at the rear.

Mr Newbold (on behalf of Mrs Laraine Ellis of 27 Campden Close) and Mrs Joanne Langfield of 39 Campden Close addressed the Committee under the Council's public speaking rules.

During the debate Members expressed their concerns regarding some of the points highlighted by the public speakers, in particular the degree of overlooking that could potentially occur to number 39 Campden Close due to the difference in levels between the two houses. Members also noted the comments of Mrs Langfield that whereas screening had previously been provided by a row of

Planning

Committee

Wednesday, 12 September 2018

mature conifers growing in a void between the two properties, these had been significantly cut back by the applicant so as to leave the rear of number 39 visible from the application site.

Following further debate a motion was put forward and seconded that the application be deferred to enable the Members to conduct a site visit.

Upon being put to the vote it was **RESOLVED** that:

Consideration of application 18/00648/FUL be deferred as follows:-

- (i) To enable the Members to conduct a site visit;**
- (ii) For officers to provide a topographical plan showing the differences in levels; and**
- (iii) For officers to explore options for screening between the rear of number 28 and number 39 Campden Close including discussions with the Applicant.**

**34. APPLICATION 2018/00823/FUL - 52 ROCKFORD CLOSE
OAKENSHAW SOUTH REDDITCH B98 7SZ - MR BOB
BRADBURY**

Raise garage roof to provide new first floor studio / workshop with 2no Velux roof lights to the front elevation.

Officers outlined the application for a second storey to be added to the garage by raising the roof height, and explained the sloping nature of the site and the different levels. It was noted that the raising of the garage level and addition of the screening panel for new door to access the studio/workshop could potentially impact on the rear aspect and garden of number 50 Rockford Gardens and other adjoining properties.

Mr Paul Evans of 50 Rockford Close addressed the Committee under the public speaking rules.

During the debate members discussed the sloping nature of the application site and noted the concerns regarding potential overlooking raised by the public speaker.

Following further debate a motion was put forward and seconded that the application be deferred to enable the Members to conduct a site visit.

Upon being put to the vote it was **RESOLVED** that:

Planning

Committee

Wednesday, 12 September 2018

Consideration of application 18/00823/FUL be deferred in order for Members to conduct a site visit.

The Meeting commenced at 7.00 pm
and closed at 8.45 pm

This page is intentionally left blank

**PLANNING
COMMITTEE**10th October 2018

Planning Application 18/00689/FUL

Construction of 16 no. 1 Bedroom, 1 Person Assisted Living apartments**150 Evesham Street, Southcrest, Redditch, B97 4HP****Applicant: Mr J Jenner**
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 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is a large corner plot located at the Evesham Street / Ludlow Road / Mount Pleasant road junction. The site is steeply sloping with levels falling away from south to north along Evesham Street and with levels falling away more steeply from east to west in the direction of Oakly Road, such that the south east corner of the site is the highest point within the site. A large car park occupies a triangular shaped parcel of land directly opposite the site (to the east) of Evesham Street where the former Redditch Liberal Club once stood. The neighbouring building to the north is a three storey flat roofed office building built during the mid 1960's. To the southwest corner of the site is a substation with perimeter metal fencing. The access point to the site is adjacent to this off Ludlow Road.

The plot has been vacant since 2008 when the sites original building (known as 'Park House') was demolished, though a retaining wall and foundation piles were built as part of the planning approval for a residential scheme (ref 2012/307/FUL) which will be discussed later in this report.

Proposal Description

Permission is sought to erect a single block containing 16 no. 1 bedroom, 1 person assisted / supported flats for individuals with mental health needs, the majority of whom would be stepping down from hospital and 'out of area' placements.

The applicant states that:

"the development has been developed in collaboration with a company which has been providing this type of accommodation and support since 2009 with a proven track record of recovery based outcomes with 'hard to reach' individuals. Whilst promoting independence in the form of self-contained units, the occupiers will have access to a mental health recovery support team with specialisms in social work, occupational therapy and mental health. Recovery support is delivered in a way that responds to individual need, and while there are no time limits of individual stays, the expectation is

PLANNING COMMITTEE

10th October 2018

that all persons will be supported to develop the skills to step down to independent or less supported environments.”

The building would provide accommodation over two floors (ground and first floor). Due to the steeply sloping nature of the site, a utilities and parking area would be accommodated at lower ground floor level to the western edge of the building which would be accessed by the sole vehicular access from Ludlow Road. A bin store area would be located to the western edge of the site.

The apartment block would have an M-shaped roof; that is, essentially a double gable, double pitched roof which would be visible from Ludlow Road. A smaller flat roofed single storey element would be present to the northernmost part of the building, adjacent to the existing flat roofed office building immediately beyond the sites northern boundary.

The building would be constructed using red brick (walls) under a fibre cement roof. Windows would be dark grey in colour. Black metal railings would be the means of security the boundary to the perimeter.

The Evesham Street pavement level would be the main access point for the residential units. A small garden area would be provided to the rear. 4 car parking spaces would be provided within the lower ground floor.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 19: Sustainable travel and Accessibility

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

SPG Encouraging Good Design

NPPF National Planning Policy Framework (2018)

NPPG National Planning Practice Guidance

Worcestershire Waste Core Strategy

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**

10th October 2018

Relevant Planning History

2012/307/FUL	Erection of 11 no. x 1 bed and 3 no. x 2 bed apartments and 3 no. retail units	Granted with Section 106 Agreement	11.03.2013
--------------	--	------------------------------------	------------

Public Consultation Responses

Three representations have been received following the public consultation exercise.

One questions whether the applicant will be required to pay the Borough Council monies under Section 106 of the Town and Country Planning Act 1990 and asks where the monies will be spent

One letter supports the application for supported living flats confirming that there is a considerable local need within the county for the provision of supported living for this client group including persons recovering from a mental illness, the lack of which provision is considered to have a significant impact on the ability of the mental health service to meet the needs of people. The letter comments that the proposed scheme would help to alleviate existing problems in terms of provision and would be a great asset

One letter has been received in objection due to the perceived inadequate levels of parking to be provided as part of the scheme

Consultation Responses**Worcestershire County Council Highways**

No objection.

The site is well served by bus stops in the vicinity of the site, and there is good cycle connectivity.

A car free development is acceptable on this site due to its sustainable location; close to the town centre, train station, bus station and close proximity to a number of public car parks, also, I have taken into consideration the applicants assertions that the occupants will not be driving or own a car.

The applicant is providing 4 car parking spaces on site from an existing access located off Ludlow Rd which would be used by visitors. This provision is considered to be acceptable.

Planning conditions pertaining to access, turning and parking provision, cycle parking and electric vehicle charging point provision are recommended for inclusion in the case of planning permission being granted.

PLANNING COMMITTEE

10th October 2018

North Worcestershire Water Management

No objection subject to the inclusion of a condition requiring drainage scheme details to be submitted

Town Centre Co-ordinator

No objection

Housing Strategy

No objection

Background

Planning application 2012/307/FUL granted consent for a mixed residential and commercial block containing 14 apartments together with 3 retail units to be provided at ground floor. Although the consent dates back to 2013, all relevant conditions attached to the consent were discharged, relevant monies required by the then S106 legal agreement have been paid and the commencement of development needed to validate that permission took place within the prescribed timescales (construction of retaining wall and foundation piles). Although there are now no intentions to complete the works which were started in order to implement consent 2012/307/FUL, that permission remains extant. If permission were to be granted under the current application no part of the development approved in 2013 could be implemented since the footprint of both developments are almost identical.

Assessment of Proposal

Principle of the development

The site is located within the defined Town Centre Boundary and an entirely residential scheme would be acceptable under the terms of Policy 30. Further, following the granting of permission for the erection of 14 apartments under application 2012/307/FUL (under the provisions of the then Local Plan No.3), the site is now designated as site No. 220 on the LP No.4 Town Centre Inset Map as being a site allocated for housing development to meet the Strategic Housing Target for the period 2011-2030 under the terms of Policy 4 (Housing Provision). The principle of residential development on the site is therefore acceptable.

Design, Layout and appearance

The slope of the site in two directions and the sharp difference in levels across the site has dictated the scale of the building and the point of access.

The site is in a highly sustainable, key location at the edge of the Town Centre where higher housing densities are encouraged. The scheme is considered to represent a relatively high density form of development whilst integrating well and being sensitive to the surrounding context which is a key requirement of the development plan.

PLANNING COMMITTEE

10th October 2018

The most prominent, Evesham Street facing elevation would be two storeys in height and due to the sloping nature of Evesham Street would vary in height between 8.75m and 11m. The extant 2013 consent was three storeys and measured to 12.5m at its highest point.

The building would be taller than that of the nearest existing building; the three storey flat roofed office building situated immediately beyond the northern boundary of the site which is approximately 8.75m tall. However, street-scene drawings submitted by the applicant's agent demonstrate to your officers that the building would sit comfortably within the plot, given that the properties 4-6 Mount Pleasant (to the south) are taller, at 11.5 metres to ridge and where ground levels are raised some 2.5 metres above the sites southern boundary.

The appearance of the proposed development including its elevational treatment is considered to be acceptable and would complement the mixed character of built form located within the immediate vicinity of the site.

A small shared communal garden area would be provided to the rear and due to the elevated position of the site, many apartments would benefit from considerable solar gain and significant levels of natural light from the large windows which face westwards. Occupants would have the benefit of enjoying the nearby amenities which the Kingfisher Shopping Centre (KSC) has to offer and would be in close proximity to several green open spaces including the memorial gardens and Pitcheroak Woods to the west.

Impact on existing residential amenities

The proposed development would not have an overbearing or visually intimidating impact upon nearby properties. A distance well in-excess of the Councils minimum (22 metres) would exist between rear facing windows serving the proposed apartments and the terraced dwellings of Oakly Road to the west. Officers are satisfied therefore that daylight to existing habitable rooms would not be prejudiced and that therefore there would be no loss of privacy caused by any overlooking effect. No objections from the wider community have been received in this respect.

Highway Matters

As referred to by WCC highways, the location of the site is highly sustainable, being situated as it is, within close proximity to local amenities including shops, the bus and train station, reducing reliance on the motor car. Notwithstanding this, the site is a short walking distance away from the KSC multi-storey car parks.

Secure storage for bicycles would be provided within the scheme enabling their use for practical or leisure purposes.

All of the apartments would be one bedroomed and due to the needs of the expected future occupiers, your officers are satisfied that a car free development would be acceptable. However, three standard sized parking spaces together with one larger space which would accommodate larger and emergency vehicles would be located in the

PLANNING COMMITTEE

10th October 2018

'undercroft' area within the lower ground floor which would be used by visitors and non-resident health care professionals.

Planning Obligation

Because the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation, a S106 agreement has been drafted. The obligation in this case would cover:

- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4

At the time of writing, the planning obligation is in draft form.

Financial contributions would normally be sought on such a scheme for off-site open space provision due to increased demand/requirements from future residents in accordance with the Councils policies but are not on this occasion since they were collected as part of the earlier (extant) scheme ref 2012/307/FUL.

Worcestershire County Council Highways have confirmed that a contribution under the Infrastructure Delivery Plan is not sought on this occasion.

Whilst a 16 unit residential (C3 class) use such as this would normally require an element of on-site affordable housing to be provided to satisfy Local Plan Policies, Housing Strategy are satisfied with the application as submitted due to the particular nature of the proposed C3 use. However, the planning obligation will include a restriction on how this residential development is used / occupied including a restriction on title to prevent the building from being sold for open market housing in the future.

Conclusion

The site has been identified as being suitable for residential development.

The detailed design, form and layout of the development is considered to be appropriate in its context and subject to suitable conditions and completion of a legal agreement is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

**PLANNING
COMMITTEE**10th October 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:

- * Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- * Contributions are paid to the Borough Council towards securing improvements and environmental enhancements to the Town Centre

and

b) The conditions and informatives as listed 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) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs of the building including windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 3) No development shall take place until full details of both hard and soft landscape works 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

**PLANNING
COMMITTEE**10th October 2018

- 4) 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 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

- 5) No works or development shall take place until a site drainage strategy for the proposed development has been submitted to, and approved in writing by the Local Planning Authority. If infiltration techniques are used then the plan shall include the details of field percolation tests.

The peak runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event plus an appropriate allowance for climate change must never exceed the peak runoff rate for the same event. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Flows resulting from rainfall in excess of a 1 in 100 year rainfall event shall be managed in exceedance routes that minimise the risk to people and property.

The runoff volume from the development in the 1 in 100 year 6 hour rainfall event shall not exceed the Greenfield runoff volume for the same event.

The surface water drainage measures shall provide an appropriate level of runoff treatment. The development shall be implemented in accordance with the approved strategy prior to the first use of the development and thereafter maintained.

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.

- 6) 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

**PLANNING
COMMITTEE**10th October 2018

- 7) 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 4 cars at a gradient not exceeding 1 in 8. 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.

- 8) The development hereby permitted shall not be first occupied until the proposed development has been fitted with 1 electric vehicle charging point. Once provided it shall be retained and maintained as such at all times.

Reason: In the interests of sustainability

- 9) The Development hereby permitted shall not be first occupied until secure cycle parking to comply with the Council's adopted highway design guide 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.

- 10) The Development hereby approved shall not be brought into use until the access, turning area and parking facilities have been provided. These areas shall thereafter be retained and kept available for their respective approved uses at all times.

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

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

This application is being reported to the Planning Committee because the application is for major development and requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.

This page is intentionally left blank

**PLANNING
COMMITTEE**10th October 2018

Planning Application 18/00719/FUL**Two storey rear extension with part single storey including internal alternations.****28 Campden Close, Crabbs Cross, Redditch, Worcestershire, B97 5NJ, ,****Applicant: Mr Mike Page
Ward: Crabbs Cross 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.farmet@bromsgroveandredditch.gov.uk for more information.

Members will be aware that this application was considered at Planning Committee on 12th September 2018. The application was deferred to allow Members to visit the site, for the submission of a cross section plan and to discuss the boundary treatments. The site visit took place on Tuesday 2nd October 2018.

Site Description

The application relates to 28 Campden Close, a detached property at the end of a cul-de-sac, within a residential area where the principle of development is considered acceptable under the Borough of Redditch Local Plan (2017).

Proposal Description

Full planning permission is sought to replace the existing conservatory at the side of the dwelling with a single storey extension that will be 3.2m high, 3.1m wide and 5.1m deep. The extension will extend one metre further at the rear of the dwelling than the existing conservatory. Next to the proposed extension the applicant proposes a two storey rear extension which will provide space for a bedroom on the first floor, space for a bathroom and additional space for the kitchen on the ground floor. The two storey extension has dimensions of 5.5m wide, 6.7m high and 3.2m in depth.

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

National Planning Practice Guidance

**PLANNING
COMMITTEE**10th October 2018

National Planning Policy Framework (2018)

Relevant Planning History

1991/412/FUL First Floor Extension 15.10.1991

Consultations

Worcestershire Regulatory Services provided comments in relation to the application site being located 250m of a landfill site and suggested including informatives as part of the decision notice for the applicant.

Public Consultation Response

Three letters have been received objecting on the following grounds-

- The two storey extension will result in a loss of privacy.
- The removal of the conifers has resulted in the loss of their privacy.

Other issues raised were not material planning considerations and have not been reported.

Assessment of Proposal**Design**

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 extensions are considered to be proportionate additions and would be constructed of matching materials (brick walls under a tiled roof) and would complement the host dwelling.

Amenity

The proposed single storey extension would be modest in size and would not appear overbearing when viewed from neighbouring properties. The extension will replace the conservatory. This change will not have an adverse impact on the amenities that are enjoyed by the occupier residing at 29 Campden Close. The two storey extension will be located next to the single storey extension to the rear. The distance between the two storey extension and 29 Campden Close will be 4m and the two storey extension extends 1.5m past the rear wall of 29 Campden Close. This separation distance will not have an impact on the amenities in regards to outlook, light and privacy.

PLANNING COMMITTEE

10th October 2018

The proposed two storey extension was assessed using the Council's Encouraging Good Design Guide SPG and the 45 degree rule was used. 27 Campden Close has two obscure glazed windows a side window on the western elevation and one on the rear elevation, both of which belong to a bathroom. The bathroom is not considered to be an inhabitable room as defined by Good Design Guide. For this reason the two storey extension will not detrimentally impact the amenities of the occupiers of 27 Campden Close.

In respect of the properties to the rear of the application site Nos. 38 and 39 Campden Close the land levels in the estate slope downwards resulting in 28 Campden Close being sited at a higher level. The applicant has submitted a cross section drawing that illustrates the land level variation on site and the distance achieved to the neighbouring property to the rear No. 38. This separation distance is shown to be 23 metres which exceeds the Council's Spacing Standards in the Council's Good Design Guide by 1 metre for rear dwelling windows which directly face each other. Given the existing land levels on site it is acknowledged that there will be some degree of overlooking to the neighbouring dwellings to the rear however this situation currently exists and therefore the proposed extension would not be demonstrably harmful beyond the existing situation to warrant refusal of planning permission.

When communicating with the applicant's agent the applicant has confirmed that the removed trees were removed due to the maintenance and that they blocked out much of the light to the garden. The applicant will be erecting a standard 6ft panel fence on the boundary and this has been shown on the cross section drawing. This will address some of the concerns of the proposals overlooking the neighbours at the rear of the property.

Streetscene

28 Campden Close is located at the end of the cul-de-sac and 27 Campden Close is sited closer to the corner of the cul-de-sac which gives the houses a staggered appearance within the streetscene. Due to the siting of both extensions they will not have an impact of the appearance of the streetscene as both proposals will be concealed from view at the rear of the property.

Conclusion

It is considered that both proposals are acceptable as the design, appearance and scale are sympathetic to the main house and would not impact on the amenity of neighbouring properties through overshadowing, loss of light or privacy and as such is considered acceptable. It is therefore considered that the proposed development has an acceptable impact in accordance with Policies 39 and 40 of the Local Plan and Encouraging Good Design Guide SPG.

**PLANNING
COMMITTEE**10th October 2018

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:

Proposed Plans - Drawing P01
Existing and Proposed Section – Scale 1:50

Materials to be in accordance with question 11 of the application form.

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

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) The site has been reviewed for any potential contamination issues. The proposed development is sited within 250 metres of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas.

The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension, so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

Procedural matters

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

**PLANNING
COMMITTEE**10th October 2018

Planning Application 18/00823/FUL**Raise garage roof to provide new first floor studio / workshop with 2no Velux roof lights to the front elevation.****52 Rockford Close, Oakenshaw South, Redditch, Worcestershire, B98 7SZ.****Applicant: Mr Bob Bradbury
Ward: Headless Cross And Oakenshaw Ward****(see additional papers for site plan)**

The author of this report is Tara Ussher, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3220 Email: tara.Ussher@Bromsgroveandredditch.gov.uk for more information.

Members will be aware that this application was considered at Planning Committee on 12th September 2018. The application was deferred to allow Members to visit the site. The site visit took place on Tuesday 2nd October 2018.

Site Description

The application relates to a detached property situated at the southern end of a cul-de-sac. Level changes are a feature of the cul-de-sac meaning that the garage associated with the dwelling at number 52 is some 2m below the level of the dwelling. Opposite the application site, the dwellings are also built at a lower level.

To the rear, level changes are also experienced meaning the garden of the application site is made up of many different levels and slopes and neighbouring dwellings such as number 50, sit below the application site.

Proposal Description

Planning permission is sought to raise the eaves and roof of the existing garage by 1.8m to provide a new first floor studio/workshop. In addition it is proposed to install two roof lights into the front elevation of the resultant building. The overall height of the garage will increase from 3.8m to 5.6m. The proposed alterations would use matching materials to that of the main dwelling.

Operations to facilitate access to the first floor area are also proposed. This includes extending an area of patio/gravel to a level commensurate with an existing area of garden across an existing void and creating a store area below. This new level will enable access to the workshop/store and an associated privacy screen will be installed adjacent to the new doorway. A new retaining wall to the front elevation will be provided along with low level fencing.

PLANNING COMMITTEE

10th October 2018

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

NPPF National Planning Policy Framework (2018)

SPG Encouraging Good Design

Relevant Planning History

1991/440/FUL Move Existing Fence

08.11.1991

Consultations

Arboricultural Officer

On the western side of the proposed development, in the boundary with the neighbouring property, stands a small Oak. While there is an area TPO covering the potential development, specifically Borough of Redditch TPO No.23 1985, I believe this tree to be too young to of been included in this order. The tree has been subject to substantial crown reduction in the past and has led to a small and compact crown that currently stands just above the apex of the existing roof line.

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

Public Consultation Response

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

- The new raised level is very high in relation to our property
- Anyone standing on the new level will be able to look into our garden
- Anyone standing on the new level will be looking into three of the bedrooms
- The new screening will be insufficient to protect our privacy and it is very close to our boundary and very high
- The proposed extension will totally block the sunlight into our living rooms
- The proposed extension will be overbearing to our outlook
- The proposed extension includes various aspects which substantially detract from our privacy in both our garden and into our bedrooms & living rooms.
- A slatted screen does not provide adequate or permanent protection to our privacy

PLANNING COMMITTEE

10th October 2018

- We lose outlook & light; we gain an overbearing building which is very close to our boundary and very close to our living rooms
- The extension would have an overbearing effect on our property
- An overshadowing effect would occur with blocking out the light
- Insufficient description of the development, accuracy of the plan and lack of measurements. (Your Officers are content that the plans are acceptable in this respect)
- An email was received prior to the previous Committee meeting relating to dimensions listed in the Officers Report. This report now contains the correct measurements.

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.

Street Scene

The proposal is to raise the roof of the existing garage and to create a usable space at first floor which will be used as a workshop/studio in conjunction with the main dwelling. As a result of this additional height the development will be more visible in Rockford Close. However as a result of its siting the structure will not be prominent in the street scene and noting its set back position and the arrangement of dwellings on varying levels in the immediate vicinity, this additional height is not considered to be harmful in the context of visual amenity. The development is considered to accord therefore will Policy 40 of the BoRLP No4.

Amenity

It is noted that level changes across the cul-de-sac are significant and that this is of relevance in the assessment of amenity impacts arising from the development. In particular, the rear gardens of No's. 50 and 49 are set on a level below that of No. 52 and the existing garage can be seen from these rear gardens. Objections have been received from these occupiers which are summarised above, the main points of concern were impact on privacy, overlooking and overshadowing to the property.

Number 49 is sited to the north of the application site. It is not proposed to add rear facing windows to the garage so overlooking from the new workshop/studio will not arise. The increase in the height and bulk of the structure will occur obliquely when seen from the rear elevation of number 49 and approximately 7m away from the corner of the dwelling closest to the development. In this context and whilst noting the presence of intervening vegetation, this proximity is not considered to be harmful to amenity through overbearing or overshadowing effects.

Number 50 sits directly behind the application site. The garden serving that dwelling is approximately 8m in length and slopes upwards towards the application site with the garage structure being approximately 11m away from the dwelling. An intervening fence structure is sited between the site and number 50 and it is noted that there are a number

PLANNING COMMITTEE

10th October 2018

of trees on the boundary that partly screen the garage during the summer months. The objector states, as a way of illustrating the levels difference, that the foundations for the garage are approaching 2m above the dwelling at number 50.

The objector refers to the loss of view which Members will be aware is not a material issue. The orientation of number 50 is that its rear elevation looks due east and as a result, there may be some loss of direct light early in the morning. However noting the impact other dwellings and existing tree cover currently has on light received, this is not considered to be of such a level as to represent harm. With respect to overbearing effects the affected rooms are described as being a lounge and bedrooms. Whilst it is noted that the degree of sky view or view of woodland in the distance may be reduced as a result of the scheme, considering the separation distances involved this is not considered to be harmful to amenity in the context of being overbearing.

With respect to privacy issues, it is noted that the garden area of number 52 is elevated and that views out of the site in the direction of number 50 already exist and that the elevated walkway will be at a slightly raised level in relation to the existing garden. However your Officers consider that the use of the walkway area will be transient and used only when accessing the studio area. Furthermore a privacy screen 2.6m in height is proposed immediately adjacent to the doorway which will obscure the doorway and associated access to it, from views from the west. The specification and installation of this screen is important in protecting amenity and thus is subject to a condition. The presence of this feature ensures amenity on the lower land is protected from overlooking.

The addition of the rooflights to the front elevation does not raise concerns with respect to amenity due to the 25 m separation distance between the front of the garage and number 53 Rockford Close opposite.

The objector also refers to noise arising from the development. The use would remain as incidental in relation to the main dwellinghouse and would not constitute a material change of use. Any investigation into noise arising from the use would be controlled through the normal route of environmental health legislation.

The objector also refers to an appeal decision at number 19 Rockford Cloe which is considered to have similarities with the application submission. That scheme related to two storey extension virtually on the boundary and on elevated land resulting in an overbearing impact for the neighbour. That decision, all be it from 1989, is noted. The relevance for the current scheme lies in the assessment of amenity on a sloping site. This matter has been discussed above and given the relative height of the resultant building and the separation distance from the objector, in the instance of this application it has been concluded that this arrangement is acceptable.

Your officers have carefully considered the objections raised by neighbouring properties as summarised and have concluded that the amenities enjoyed by occupiers of nearby properties, subject to conditions, would not be prejudiced by granting consent.

**PLANNING
COMMITTEE**10th October 2018

The extensions proposed are considered on balance to be in accordance with the Council's SPG Encouraging Good Design and are in compliance with Policies 39 and 40 of the Borough of Redditch Local Plan No. 4.

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

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 No. P-01 – Existing & Proposed Plans & Elevations
Materials in accordance with question 11 of the application form

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

- 3) Prior to its first installation, details of the form, colour and finish of the slatted privacy screen 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 and installed in its entirety before the workshop/studio is first brought into use.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual and residential amenities of the area

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)

**PLANNING
COMMITTEE**10th October 2018

(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:

- o submitted a scheme that raised no material planning issues and required no further negotiation or amendment

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

Procedural matters

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