



Planning Committee

Wed 12 Dec
2018
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

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If you have any queries on this Agenda please contact

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REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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

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

- 1) 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, 12th December,
2018

7.00 pm

Council Chamber - Town Hall
Redditch

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 - 4)

4. Update Reports

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

5. Application 2018/01160/FUL - 302A Evesham Road Crabbs Cross Redditch B97 5HJ - Mr Matthew Kelly (Pages 5 - 12)

Report attached – for site plan see Site Plans Agenda

6. Application 2018/01216/FUL - Morrisons Superstore Clearwell Road Winyates West Redditch B98 0SW - W M Morrison Supermarkets PLC (Pages 13 - 18)

Report attached – for site plan see Site Plans Agenda

7. Application 2018/01336/FUL - Astwood Bank Service Station Evesham Road Astwood Bank Redditch B96 6EA - MPK Garages Limited (Pages 19 - 24)

Report attached – for site plan see Site Plans Agenda

COMMITTEE

8. Consultation on a Planning Application - 16/0263 (Bromsgrove District Council matter) Land to the west of Foxlydiate Lane and Pumphouse Lane - Bilfinger GVA (Pages 25 - 34)

The Committee's views are sought for submission to Bromsgrove District Council in relation to a Planning Application 16/0263 due to be considered by the Bromsgrove Planning Committee.

The application is a hybrid application which covers:-

1. Outline application for demolition of existing buildings and erection of up to 2560 dwellings, local centre with retail floor space of up to 900 sq metres, health and community facilities up to 900 sq metres and a three from entry first school (up to 2.8 Ha site area) including associated playing area and parking and all associated enabling and ancillary works.
2. Detailed application for the creation of a means of access off Birchfield Road, Cur Lane and Foxlydiate Lane, and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures.

Consultation report attached - for site plan see Site Plans agenda

9. Consultation on a Planning Application 17/00469/OUT (Bromsgrove District Council matter) - Land at Barn House Farm - Foxlydiate Ltd (Pages 35 - 42)

The Committee's views are sought for submission to Bromsgrove District Council in relation to Planning Application 17/00469/OUT due to be considered by the Bromsgrove Planning Committee.

The applicant seeks outline permission to construct up to 68 dwellings to include car parking, open space and associated infrastructure and access to the site from Foxlydiate Lane, with all other matters reserved.

Consultation report attached - for site plan see Site Plans agenda



Planning Committee

Wednesday, 14 November 2018

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Salman Akbar, Andrew Fry, Bill Hartnett, Gareth Prosser, Jennifer Wheeler, Wanda King and Anthony Lovell

Also Present:

Officers:

Amar Hussain and Helena Plant

Democratic Services Officer:

Sarah Sellers

42. APOLOGIES

Apologies for absence were received from Councillor Roger Bennett. Councillor Anthony Lovell attended as substitute for Councillor Bennett.

43. DECLARATIONS OF INTEREST

In relation to application 18/01122/FUL Councillor Andrew Fry declared an Other Disclosable Interest, namely that a relative of his owned one of the properties on Easemore Road affected by the application and stood to benefit from having sold their garden to the developer. Councillor Fry left the room during consideration of this application played no part in the debate or vote.

44. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the meeting of the Planning Committee on 10th October 2018 be confirmed as a correct record and signed by the Chairman.

.....
Chair

Planning

Committee

Wednesday, 14 November 2018

45. UPDATE REPORTS

There was no update report.

46. APPLICATION 2018/00169/FUL - LAND ON GREEN LANE WIRE HILL REDDITCH - AMENDMENT OF RESOLUTION RE RECREATIONAL FACILITIES

Officers explained the background to the report and reminded Members that the substantive application under reference 18/00169/FUL had been considered at Planning Committee on 12th September 2018 and granted permission.

Permission had been granted subject to the completion of a suitable legal agreement (section 106 agreement) to secure various contributions from the developer. Under Clause 4 of the agreement the developer had been due to make contributions towards playing pitches, open space in the area and a play area.

Members were being asked to reconsider the requirement for open space provision. The reason for this was that there had been over provision of open space in relation to the first tranche of development of 140 dwellings (under reference 17/00542). When the site was viewed as a whole, including the additional 42 dwellings granted permission under reference 18/00169/FUL, there was still an over provision of open space. On the plans this was largely made up of a band of land on the southern boundary of the entire site that would be provided as dedicated open space land by the developer.

In the view of the officers the area would provide sufficient open space that would be appropriate for the development as a whole and protected for the use of the residents. Accordingly Members were being asked to amend the section 106 agreement to remove the reference to open space provision from clause 4.

RESOLVED that

The resolution of members to grant planning permission made on 12th September 2018 under planning reference 18/00169/FUL be amended to replace clause 4 with the revised wording set out below:-

4. An off-site contribution towards playing pitches 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.

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47. APPLICATION 18/01122/FUL - LAND AT THE REAR OF 144-164 EASEMORE ROAD RIVERSIDE REDDITCH - CENTRAL & COUNTRY DEVELOPMENTS LTD

Development of 10 no. two bed bungalows with improvements to access road

Officers outlined the application for the construction of 10 two bedroomed bungalows including details of the widening of the access road to allow two way traffic and improvements to the access from Easemore road as required by the highways authority.

In responding to questions from members officers confirmed that the access road would be constructed to adoptable standards, including provision for street lighting, but would not be adopted and would be maintained as a private road. There would be no provision of r social housing as the site consisted of 10 dwellings which was below the threshold for contributions to be triggered which was set at 11 dwellings or more.

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 pages 40 to 43 of the main agenda.

[In relation to this agenda item Councillor Andrew Fry declared an Other Disclosable Interest in that a relative of his owned one of the properties on Easemore Road affected by the application and stood to benefit from having sold their garden to the developer. Councillor Fry left the room during consideration of this application played no part in the debate or vote.]

48. APPEAL OUTCOMES REPORT

Officers referred Members to the details of the two appeal outcomes set out in Appendix 1 on page 45 of the agenda.

RESOLVED that

The information regarding appeal outcomes be noted.

The Meeting commenced at 7.00 pm
and closed at 7.20 pm

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**PLANNING
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12th December 2018

Planning Application 18/01160/FUL

Conversion of existing dwelling to 2No. 1 bed flats with extension for 3No. 1 and 2 bed additional flats.

302A Evesham Road, Crabbs Cross, Redditch, Worcestershire, B97 5HJ.

Applicant: Mr Matthew Kelly
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.farmer@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located within a run of dwellings in the residential area along Evesham Road in Crabbs Cross. The site is located on the west of Evesham Close, south of Jubilee Avenue and North of Yvonne Road. The site comprises of a detached dwellinghouse adjacent to the substation which is to the south. The site is accessed off Evesham Road and the access passes between nos. 302 and 302a. The land to the rear of the dwelling on site consists of a block of former garages and over the last 20 years this part of the site has been used for the storage of construction materials by builders.

Proposal Description

The proposed development is for the subdivision of the existing dwelling to create two 1 bed flats and a two storey rear extension to create an additional two 1 bed flats and one 2 bed flat. The dwelling will have one flat on each storey. The proposed rear extension will extend from the rear of the dwelling and dog-leg to the south behind the substation. The proposed extension will have two 1 bed flats on the ground floor and the one 2 bed flat at first floor. The proposal also comprises of a rear grass communal garden and the formation of eight parking spaces to the rear and one space to the front with a 7kw electric charging point. The existing garage to the front of the dwelling will be retained for the refuse and recycling and a secure cycle store.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

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Others

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

Relevant Planning History

2014/165/FUL	The erection of a single dwelling with associated residential curtilage.	Refused and Dismissed at Appeal	12.01.2015
1999/221/FUL	Sectional Garage	Granted	29.07.1999
1987/512/FUL	To Erect Two Concrete Garages On The Car Park To Rear Of Garden	Granted	20.10.1987
1987/401/FUL	Erect A Single Garage	Granted	08.09.1987

Consultations**Arboricultural Officer**

No objection.

Highways

No objection subject to conditions controlling number of parking spaces, cycle provision and Electronic Vehicle Charging Point.

Drainage Engineers Internal Planning Consultation

No objection subject to a condition for a drainage plan demonstrating the disposal of surface water and SuDs measures.

Hereford & Worcester Fire And Rescue

No Comments Received To Date

WRS - Contaminated Land

No objection subject to a risk assessment condition.

Severn Trent

No Comments Received to Date

Public Consultation Response

17 neighbour letters were sent in the post to the neighbouring properties on 2nd November 2018 and expired on 26th November 2018.

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Two letters of objection were received as a result of this consultation. The contents of these representations is summarised as follows;

- Insufficient parking
- Increased vehicular movements
- Increase in noise and pollution levels
- Given proximity of bus stop accidents likely
- No local demand for 1-2 bed flats
- Site better suited to family home
- Fencing around substation could be changed to close boarded and this would result in insufficient light to future occupiers of the flats

Assessment of Proposal

Principle

The application site is located within the residential area as defined in the Borough of Redditch Local Plan No. 4. The existing site comprises of a detached dwelling and builders yard to the rear. The applicant has bought the site with the intention of restoring the area of land to the rear to residential. Given the site is within the Residential area, the redevelopment of the site for residential use is acceptable in principle. The land to the rear has been used for the storage of builder's materials for a period of 20 years. This area does not benefit from planning permission however is lawful through the passage of time. The proposal includes this area of land to be used for the parking of vehicles to facilitate the five flats on site.

Character of the area

Evesham Road is characterised by a mix of development consisting of two storey dwellings, bungalows and three storey flats varying of pitched and hipped roofs. There are a couple of more densely arranged cul-de-sacs on the east side of Evesham Road however on the west of Evesham Road within the grouping this application site is located there is a run of more traditional dwellings comprising of semi-detached and detached properties. These properties are fairly consistently spaced however due to the substation adjacent to No. 302A there is a greater distance between the application site and No. 304 than the pattern of development along this run. The proposed extension is sited to the side/rear of the proposed house, however given its siting set back from the main dwelling and the space provided between the dwellings due to the substation this side projection is considered to reflect the general layout of development along this part of the street scene. Furthermore a number of the dwellings along this run of development have rear projections and therefore the depth of the extension although fairly deep is considered to reflect the layout of development in this run. Furthermore the design of the extension is considered to reflect the simple character of the dwelling and does not detract from the existing built form. The design is therefore considered to be acceptable in this location.

Neighbour Amenity

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The neighbouring property 302 Evesham Road is a bungalow and the site access is currently on the boundary to this dwelling. The existing access will be used for the proposed development however the use of this access for vehicles in association with the residential use is considered to be a betterment to the current usage in association with the builders yard and therefore this arrangement is considered to be acceptable. There are a number of side windows on the bungalow however the side windows proposed on the dwelling are to facilitate bathrooms and therefore will be obscurely glazed. The side windows in the extension are a greater distance to the bungalow and given the window position and orientation of this bungalow it is not considered that the proposal will result in an unacceptable level of overlooking. In addition to this the extension is not within the 45 degree code of the rear windows of this bungalow and therefore will not result in a loss of light into this property.

The property to the south of the site is No 304 Evesham Road and the proposed extension extends fairly significantly beyond the rear of their property. However, the applicant has shown that the 45 degree code will not be breached to the rear windows of this property and no first floor side windows are proposed. The proposed development is therefore not considered to cause harm to the amenity of the occupier of this dwelling.

Given the depth of the garden and the position of all neighbouring properties no concerns are raised in respect of neighbour amenity as a result of this development. No objections have been received from the adjacent dwellings and no objections have been raised in respect of the neighbour's amenity.

Highways

The application site is located within a sustainable location with a bus stop directly outside of the site. Furthermore the development proposes a total of 8 spaces to the rear and 1 space to the front with an electric charging point. The site also provides cycle parking. Having regards to the parking provisions provided Worcestershire County Council Highways Department have commented on this application and are satisfied that this provides sufficient parking for the site. Comments have been received in respect of Highways safety matters due to the bus stop at the front of the site. It is noted that the bus stop is in close proximity to the access however the access currently exists and the likely vehicular traffic using this access is likely to be similar if not less than the existing situation given the commercial use on site. Highways have not raised objection to this access. The hedgerow at the front of the site could be maintained by the future occupiers of this site to ensure visibility is not impeded at the vehicular entrance due to the location of the bus stop.

Drainage

Following consultation with North Worcestershire Water Management there is a public foul gravity pipe which runs along the rear of the existing properties. They have therefore advised that consultation is sought from Severn Trent. To date, Severn Trent has not

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made comment on this application. In the absence of comments from Severn Trent advice has been sought from the Councils Building Control Officer who has advised that the size and depth of the pipe would likely have implications on the depth of the footings however it would be feasible to build the extension as proposed subject to a build over agreement between Severn Trent and the applicant. These details would fall outside of the planning application considerations as a building regulations issue and therefore a recommendation can be made subject to satisfactory comments from Severn Trent.

Trees

The site of the proposed development is largely void of any substantial vegetation with the exception of a hedge consisting of privet and mixed conifers that runs along the Evesham Road to the east and forms part of the boundary with the neighbouring property to the south. Subject to the protection of these trees throughout the construction of the application no objection has been raised in respect to trees onsite.

Response to public comments

Currently, the Council cannot demonstrate a 5 year supply of housing land within the Borough. Paragraph 11 of the National Planning Policy Framework (NPPF) says that in such circumstances relevant policies for the supply of housing should not be considered up-to-date. Therefore, in this case, the presumption in favour of sustainable development, as set out at paragraph 11 of the NPPF applies. Where relevant policies are out of date paragraph 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. In this instance the site is located within the residential area and as justified within this report material harm has not been identified as a result of the proposal. Furthermore the applicants are best placed to provide for any local need or demand. In any event this would not be a planning consideration.

Comments have been received in respect of the positions of the proposed windows and the insufficient light into the proposed flats to the detriment of the future occupiers of the site should the boundary treatment of the substation be changed at a later date. The boundary treatments of the substation could be altered however the only two windows directly face onto this substation. One window is a secondary window within an open plan kitchen/living room and the other is a bedroom window which although is the only window into this room is a large window to allow for sufficient lighting. In any event the likelihood of the sub-station altering the boundary treatments is not something that should be considered at this application stage and the height of the enclosure would unlikely be high as to cause a loss of light into these rooms.

Conclusion

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The application site is located within the residential area and therefore there is a presumption in favour of sustainable development. The proposed extension is considered to be an appropriate design within the locality and does not cause harm to the neighbouring dwellings. The application site is in a sustainable location with the bus stop in close proximity to the site and the development provides sufficient parking. Having regards to this the proposal is considered to be an acceptable form of development in this location.

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) Satisfactory comments from Severn Trent

b) The conditions and informative 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.

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) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

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.

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

3305_013C Proposed Plan

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

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

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REASON: In the interests of highway safety.

- 5) The Development hereby approved shall not be occupied until the parking, electric charging point, cycle facilities and turning facilities have been provided as shown on drawing 3305-013 Rev C.

Reason: To ensure conformity with submitted details.

- 6) No building operations 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.

Reason: To ensure the applicant can demonstrate how they will dispose of their surface water and any SuDS measures to be utilised in line with Policy 17 of the Redditch Local Plan. The SuDS measures are required to attenuate water prior to discharging off site at an accepted rate.

- 7) (a) No development shall commence until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with current UK guidance and best practice.
(b) Where the approved risk assessment (required by condition (a) above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.
(c) Following implementation and completion of the approved remediation scheme (required by condition (b) above) and prior to the first occupation of
(d) No development shall commence until a long term monitoring and maintenance scheme (to include monitoring the long-term effectiveness of the remediation and reporting on the same), where required, has been submitted to and approved by the Local Planning Authority. The approved scheme must be carried out in accordance with its terms, recommendations and time tables.

All further reports produced shall be submitted to and approved in writing by the Local Planning Authority, and then carried out in accordance with its terms, recommendations and time tables.

REASON: To ensure that the risk to buildings and their occupants from potential landfill or ground gases are adequately addressed

- 8) All trees shown as being retained shall be protected in accordance with the requirements of BS5837:2012 during the course of all on-site development works

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Reason: To ensure adequate protection to trees in the interests of the visual amenities of the area

- 9) Prior to occupation of the proposed development visibility splays are to be provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6m from the edge of the carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

REASON: In the interests of highway safety.

Procedural matters

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

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Planning Application 18/01216/FUL

Erection of a Use Class A1 / A3 drive thru' coffee shop with car parking, drive thru' lane, hard and soft landscaping, refuse area and associated works**Morrisons Superstore, Clearwell Road, Winyates West, Redditch, Worcestershire, B98 0SW****Applicant: Wm Morrison Supermarkets PLC**
Ward: Winyates Ward**(see additional papers for site plan)**

The author of this report is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site lies towards the eastern edge of the customer car park serving the Morrisons supermarket, close to the petrol filling station. The site is accessed from the Warwick Highway / Battens Drive / Icknield Street Drive roundabout junction via Clearwell Road.

Proposal Description

This full application seeks planning permission for the erection of a drive-thru café (mixed use class A1/A3) with associated car parking and landscaping on land forming the car park to the existing Morrisons car park. The proposed operator of the drive-thru is Starbucks.

The drive-thru café is a single storey building constructed of a mixture of brickwork, cladding and coloured render. The building will measure 167sqm. The front elevation (western elevation) consists of three full height sections on glazing set within the cladding and brickwork with the light grey laminated roof membrane above. A single glazed entrance doorway is located within one of the glazed panels. The northern elevation contains the refuse area. From this elevation the sloping pitch of the roof can be seen. The rear elevation (eastern elevation) contains the collection window, where vehicles will queue to collect their orders. The southern elevation contains a large expanse of glazing, alongside a secondary access/ fire escape.

The proposal requires the reconfiguration of this area of the Morrisons customer car park as well as amendments to existing internal road markings. The proposal will result in the loss of 23 car parking spaces, resulting in a total of 544 spaces following the completion of the proposed development. A bike stand is proposed for 6 cycles to the front of the building.

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The proposed opening hours are 5.30am – 11pm Mondays to Sundays. The development will employ 15 full time and 15 part time employees (the equivalent of 20 full time jobs).

Relevant Policies:

Borough of Redditch Local Plan No. 4

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 24: Development within Primarily Employment Areas

Policy 30: Town Centre and Retail Hierarchy

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2018)

NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations

Highways Redditch

No objections subject to conditions

1. Parking provision
2. Access, turning and parking

Redditch Strategic Planning and Conservation

Planning Policy have no objection to the A1/A3 use on this site in relation to Policy 24 Development within Primarily Employment Areas and do not require evidence of any sequential testing over and above that which has been submitted by the applicant.

Arboricultural Officer

No objection

WRS - Food

No comments received to date

Drainage Engineer (North Worcestershire Water Management)

No objection subject to a drainage condition

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Public Consultation Response

A site notice was displayed on 19th October 2018

One representation has been received raising objections which are summarised as follows:

- Highway safety of drinking coffee while driving
- No need
- Impact on Morrisons existing café

Two representations have been received supporting the scheme, their comments are summarised as follows:

- Good for Redditch to have a drive thru coffee shop
- Distance to nearest drive thru will be greatly reduced

Assessment of Proposal

The application site is designated on the policies map as an employment use (BORLP4). The policy relating to this is Policy 24 - Development within Primarily Employment Areas. While the site is designated as an employment area it has a longstanding use as a supermarket since the mid-1990s. This makes the intended application of Policy 24 (which aims to restrict non employment uses) impossible. On this basis and in these particular site specific circumstances, Strategic Planning supports the proposal.

The proposed development floorspace at 167 sqm, is well below the 2,500 sqm impact floorspace threshold set out within the NPPF. There is no requirement to undertake an impact assessment. Given the limited floorspace it is not considered likely that the proposed unit would give rise to significant impact on the Borough's network of centres as outlined in Policy 30 Town Centre and Retail Hierarchy. Furthermore the market for this proposal will be linked to existing trips, servicing demand from commuters already passing through the area, along with custom from the supermarket and other employment uses in the area. It is not primarily considered an attraction in its own right as may be the case if it were in a more isolated location away from existing commercial development.

The existing Morrisons café provides an entirely different offer (extensive café menu selling hot and cold food) to the proposed drive thru and therefore the proposal will not have an undue impact on its operation.

The application has been submitted on the basis of a sequential assessment being undertaken to review sites within Matchborough, Winyates and Woodrow District Centres, which serve the residential and employment areas to the east of Redditch. This is considered by Officers as an appropriate and robust approach in this instance. Given the sites location within an out of centre location, sites within and on the edge of the District Centres capable of accommodating the proposed drive thru have been assessed. No

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such sites have been identified and this assessment is considered acceptable by Officers.

Overall, the principle of development is considered to be acceptable in this instance.

Highways and Parking

A Transport Assessment has been submitted as part of the application. This has been assessed by the highways authority. They accept that the expected level of new trips which will be generated by the proposed drive thru coffee shop will not have a material impact on the operation of the local highway network. The proposed servicing of the unit is acceptable and there is sufficient level of car parking to serve the proposed development and Morrisons.

The Highways Authority raises no objections to the findings of the Transport Assessment, the parking proposals and the new development.

Design and Landscaping

The unit will be situated in an underutilised area of the existing car park and it is considered that the proposed unit will enhance the visual appearance of the supermarket car park.

It would have a distinctly modern appearance, the use of a significant element of glazing gives the building a distinct style. The proposals incorporate a good quality design and materials to ensure the overall appearance of the unit enhances the surrounding area.

In terms of scale, the proposals will sit comfortably within the surrounding context of the supermarket and petrol filling station. The new building will be subordinate to the existing buildings on site and the maximum height of the proposed coffee unit will be lower than the height of the existing supermarket and petrol filling station.

Some trees and existing landscaping would be lost as part of the development. However, the Tree Officer has raised no objection to the loss of these trees. The submitted plans indicate replacement soft landscaping within the site. More details would be required under a landscaping condition.

Conclusion

The proposed drive thru is located within a designated employment area, however, its long standing retail use means this policy is not applicable.

The proposed drive thru is located outside of a defined centre or defined edge of centre site. It is however within an urban area with a commercial character, located specifically to serve the custom already passing through or visiting the supermarket. The sequential test is considered acceptable. It is not considered to have a significant impact on the

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vitality or viability of the town centre due to the intended customer base, but also the small scale of the development.

The impact on the local highway network and the loss of existing parking spaces within the Morrisons car park is considered acceptable.

The design is of good quality for its specific purpose as a drive thru. The proposal also creates the equivalent of 20 full time jobs, directly contributing to the local economy. Taking all of these factors into account, it is considered to be sustainable development.

RECOMMENDATION:

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

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

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

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

Site Location Plan (dwg.no. 1551-103(P) Rev A)
Existing Site Plan (dwg.no. 1551-100(P) Rev A)
Proposed Site Plan (dwg.no. 1551-101(P) Rev D)
Proposed Elevations (dwg.no. 1551-102(P) Rev A)

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

- 3) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the proposal for 3 disabled parking spaces and 3 parent and child parking spaces 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.

- 4) Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

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- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and 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 size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area

- 5) No development above foundation level of the development hereby approved 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 details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason: To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with National Planning Policy Framework.

Procedural matters

This application is being reported to the Planning Committee because the proposal involves a new A3 use. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 18/01336/FUL

Proposed infill extension to forecourt shop; demolish existing storage area to front, removal of car wash and the stationing of a detached storage container to the rear

Astwood Bank Service Station, 1124 Evesham Road, Astwood Bank, B96 6EA

Applicant: MPK Garages Limited

Ward: Astwood Bank and Feckenham 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 premises comprise an existing 'Gulf' Petrol / Diesel filling station together with associated Londis convenience store. The site is situated within the settlement of Astwood Bank, to the west of and with existing access from the A441 Evesham Road. The Astwood Bank Service Station is located roughly mid-way between Yeomans Close and Eastern Hill (opposite), both of which lie to the Eastern side of Evesham Road. A detached dwelling to the rear of the site, No.1122 has a vehicular right of access over a strip of land which falls within the application site and is under the ownership of the applicant. This area of land is located immediately beyond the northern side of the existing shop and the shared boundary with No.1118 Evesham Road.

Proposal Description

Full planning permission is sought to remove the existing (automated) car wash and in this area, to extend the existing service station shop by approximately 20 square metres. It is proposed to remove part of an existing storage building which presently protrudes forward of the existing shop and to create 3 car parking spaces in its place.

In order to provide storage for the business which would be lost by the removal of the existing storage building to the front of the shop, it is proposed to locate a new detached storage unit on vacant land, immediately to the rear of the shop. The proposed detached unit would measure just over 6m in length by just over 2.4m in width.

Relevant Policies:

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Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 20: Transport Requirements for New 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

1992/274/FUL	Retention Of Jet Wash	Granted	13.08.1992
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Consultations

WCC Highways

No objection since highway safety would not be compromised.

The site is located off the A441 classified road and benefits from existing vehicular access (no changes to vehicular access). Any increase in traffic from the proposals would be minimal; the applicant has reconfigured the forecourt parking arrangement and is providing a total of 7 car parking spaces on site. These car parking spaces do not obstruct the hatched right of way. The applicant has now included within the parking element 1 disabled parking space and 1 motorcycle parking space.

The Highway Authority concludes that there are no justifiable grounds on which an objection could be maintained on highway grounds.

Public Consultation Response

3 letters have been received in objection to the application.

Comments received are summarised below:

- Access and egress of delivery vehicles to and from the site raised as a concern
- Over development of a constrained site
- Concerns that a future application for extended working hours beyond 9pm could be submitted which would be inappropriate and harmful to the amenities enjoyed by nearby occupiers
- Increased traffic may lead to road traffic accidents on the A441

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- Intensification of use may lead to more on-street parking and may block shared access to side of the service station

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

Assessment of Proposal

The National Planning Policy Framework (NPPF) advises in Paragraph 11, that planning applications for development should be considered in the context of the presumption in favour of sustainable development. This is reinforced under Policy 1 of LP4.

LP4 Policy 2 (Settlement Hierarchy) categorises the Borough's settlements based upon their role and function which has been determined through an accessibility study and Settlement Hierarchy. The Policy sets out how all of Redditch Borough's settlements are likely to be developed sustainably and how they will serve their communities.

The site falls within the Astwood Bank settlement which falls below the Redditch Urban area but above Feckenham in the Hierarchy. The plan defines Astwood Bank as a Sustainable Rural Settlement, excluded from the Green Belt, which offers an appropriate range of services and facilities. Development within the settlement boundary (as is the application site) should be the focus for identified development needs and supporting local services and infrastructure. The reasoned justification for the policy comments that *'Ignoring the needs of these settlements may lead to their decline, and in some cases, a loss of their sustainability'*.

This site, which is within a largely residential area, would clearly see the loss of the existing car wash facility, but in its place, an increased retail offer. No doubt much of the retail trade derives from persons purchasing fuel at the service station, but trade will also come from persons living within walking distance of the premises wishing to purchase everyday items such as bread, milk, newspapers etc. Your officers have concluded that the proposals would not conflict with Policy 2 of the Local Plan nor would constitute unsustainable development.

Impact upon nearby residential amenities

It is understood that the operation of the car wash facility (which would be removed to accommodate the increase in retail floorspace) has been problematic in the past in terms of its impact upon nearby occupiers. If this application were to be granted permission, hours of operation at the premises would not increase beyond the permitted hours of use which are: Monday to Friday 0630 till 2100 hrs and 0700 till 2100 hrs Saturdays, Sundays and Public Holidays. As such, there are no reasons to consider that the proposal would impact detrimentally upon nearby occupiers.

Impact of the proposals on highway safety

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Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network.

Representations have been received questioning the acceptability of the proposals in terms of possible intensification of use and possible blocking of the shared access to the side of the premises which number 1122 Evesham Road enjoys right of access over. However, the latter is a civil rather than a planning matter and would need to be pursued separately with the owner of the Service Station and or the Police. County Highways have concluded that there are no highway implications which might result in the proposed development giving rise to harm to highway safety. In arriving at these conclusions, it is noted that the car wash facility would no longer exist and that a demarked car parking area would be provided to both the front and rear of the premises, accommodating a maximum of seven cars.

There are no objections to this application having regard to highway safety considerations.

Other matters

The design of the infill retail store extension would match that of the existing; that is, a flat roofed single storey building with glazing to elevations. The store is well set back from the A441 behind the existing filling station pumps / canopy and the design of the extension is considered to be appropriate in its context. The new storage unit to be erected to the rear would be a single storey flat roofed structure in painted metal for security reasons and would be largely hidden behind existing and proposed close boarded timber fencing. No representations have been received with respect to the siting or design of this unit.

The applicant states that 4 full time together with 6 part time persons are employed at present. By granting permission, the number of employees would rise to 4 full time and 8 part time, effectively a change in the full time equivalent posts from 7 to 8.

Conclusion

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

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considerations, planning permission be **GRANTED** subject to the following conditions:

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:

Drg no. 17882-PA01a Location and Block Plan dated 22nd November 2018

Drg no. 17882-PA02a Proposed and Existing Site Plans dated 22nd Nov 2018

Drg no. 17882-PA04 Proposed Elevations dated 22nd October 2018

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

- 3) The use hereby permitted shall not be open to the public outside the existing permitted hours of operation which are: Monday to Friday 0630 till 2100 hrs and 0700 till 2100 hrs Saturdays, Sundays and Public Holidays.

Reason: To define the permission and in the interests of amenity.

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.

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Planning Application Bromsgrove Planning Application No. 16/0263
**Consultation
Response**

Land to the west of Foxlydiat Lane and Pumphouse Lane

Hybrid application 16/0263 comprising:

1) Outline Application (with all matters reserved with the exception of vehicular points of access and principle routes within the site) for the demolition of existing buildings and the erection of : Up to 2,560 dwellings (Class C3); Local centre including retail floorspace up to 900 sq metres (Classes A1, A2, A3) health and community facilities of up to 900 sq metres (Class D1) ; A 3FE first school (Class D1) (up to 2.8Ha site area) including associated playing area and parking and all associated enabling and ancillary works.

2) Detailed application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiat Lane and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures

Applicant: Bilfinger GVA
Ward: Closest Redditch Wards: West and Astwood Bank and Feckenham

The author of this report is Louise Jones, Principal Planning officer, who can be contacted on Tel: (01527) 64252 ext: 3221 Email: louise.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the Planning Application and Proposed Amendments to the consultation on the Foxlydiat Planning Application. The Planning Application is due to be considered by Bromsgrove Planning Committee early 2019. This response will inform their decision making.

RECOMMENDATION:

That no objection be raised to the planning application and amendments proposed and,

Members endorse the comments under the heading Officer appraisal (attached at Appendix 1).

Background

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The purpose of this report is to consider the Redditch Borough Council response to the Foxlydiat development site planning application (Planning Application number 16/0263). The planning application will be determined by Bromsgrove District Council.

A duplicate application (2016/077) has been submitted to Redditch Borough Council because a small part of the application site is situated in Redditch Borough. It is anticipated that application 2016/077 will be reported to this committee in early 2019.

The Foxlydiat site is a development site put forward in the adopted Bromsgrove District Plan, which was allocated to meet some of the development requirements of Redditch Borough (as set out in the adopted Borough of Redditch Local Plan No.4). The adopted Borough of Redditch Local Plan No.4 (BORLP4) (Adopted January 2017) set out in Policy 4 – Housing Provision, that to meet the housing need of 6,400 dwellings, 3,400 dwellings are to be accommodated in Bromsgrove District. The sites required to meet this need are set out in the plan (at Appendix 2). The sites required in Bromsgrove to achieve 3,400 dwellings consist of the Foxlydiat site and an extension to the existing Brockhill site. The Redditch Cross Boundary Policy is set out at Appendix 1 in BORLP4 and also included within the Bromsgrove District Plan (Adopted 2017), Policy RCBD1.

Officers have considered the Planning Application and feel the application as proposed is generally in keeping with the principles of Policy RCBD1. Officers consider that with regard to the technical points of the planning application such as means of access and landscaping officers at Bromsgrove District Council have consulted and fully engaged with the Councils technical experts who will in turn inform their consideration of the planning application and ultimately their decision. The detailed Officer response can be seen at Appendix 1.

Procedural Matters

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

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

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

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The Amendments

Earlier this year the scope of the original application was revised which omitted some of the land and therefore reduced the proposed number of dwellings to 2,560. The applicants have also clarified that Pumphouse Lane will only be used as a means of emergency, pedestrian and cycle access.

Officer Appraisal

A full Officer appraisal of the application can be read at Appendix 1.

Conclusion

This application is generally in accordance with the principles of Policy RCBD1, which is set out in both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms the basis of a detailed masterplan to deliver the Foxlydiate development site. The site contributes a fundamental part of the housing need for Redditch up to 2030 – 2,500 dwellings. The delivery of this site ensures a continued supply of much needed housing for Redditch, including a continued contribution of affordable housing. This site is part of the five-year housing land supply and therefore it is essential the site delivers its projected delivery rate within this time. Notwithstanding this, it is fundamental that the Application is in accordance with all of the policies set out within the BDP, and continues to be through to the detailed Reserved Matters applications. RBC is supportive of all other policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council supports the principle of the planning application for the above mentioned development.

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**Redditch Borough Council Planning Policy comments on the Foxlydiate Site
Hybrid Planning Application (16/0263)**

1. Background

1.1 Bromsgrove District Council (BDC) have received a Planning Application for the Foxlydiate development site (Application number 16/0263). The Hybrid Application is to establish the principle for up to 2,560 dwellings, a Local centre including retail floorspace (up to 900 sq metres), health and community facilities (of up to 900 sq metres), a 3 Form Entry first school (up to 2.8Ha site area) (including associated playing area and parking) and all associated enabling and ancillary works AND detailed aspects of the planning application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiate Lane and Pumphouse Lane.

1.2 In addition Redditch Borough Council (RBC) has received a Planning Application for a small part of the site and the means of access which are located within the Redditch administrative area (Application number 2016/077/OUT).

1.3 This response has been prepared as RBC is as a consultee to the Hybrid Planning Application hosted by BDC. The purpose of these comments is not to consider the merits of the Redditch portion of the application (other than the role it plays forming part of the wider masterplan area) or provide a determination of that application. It is to provide BDC with a view from RBC on the Hybrid Application being determined by them.

2. The Site

2.1 The application site is mostly located within Bromsgrove District, with a small portion of development and highways access located in Redditch Borough. The development is intended to serve the development needs of Redditch (which is discussed further below).

2.2 The site is located to the west of Redditch Town, adjacent to the Webheath area. It is bounded by residential development at Webheath to the east, the A448 (Bromsgrove Highway) to the North and Bromsgrove Green Belt to the west and south. It is located in the Tardebigge Ward of Bromsgrove and within the Bentley Pauncefoot Parish Council area.

2.3 The Site is an allocated housing site in the Bromsgrove District Plan 2011- 2030 (Adopted 2017).

3. National Planning Policy

3.1 The revised National Planning Policy Framework (NPPF) which was published in 2018 has a number of new polices which must be considered in relation to this planning application. One key message that came out of the new NPPF is that strategic policies should be informed by a local housing need assessment, conducted using the standard methodology.

Central government are seeking to maintain their aspiration of 300,000 dwellings per annum being built. The standard methodology for assessing housing need, which was released in July 2018, is currently under review with proposed changes and clarifications out for consultation. In the long term the formula for the standard methodology will be reviewed and a new methodology expected by the time the next projections are issued.

3.2 It is important to highlight that the results of this standard methodology are a starting point in determining the appropriate housing need for any given area and should trigger further discussions in determining the most appropriate housing figure for that area. In addition, any housing needs that cannot be met within any neighbouring areas should also be taken into account when establishing the amount of housing to be planned for. With regard to the standard methodology, the final implications of using this methodology for Redditch are currently unknown and therefore unable to be effectively planned for. Notwithstanding this any change in minimum housing number is required to be established through the Development Plan.

3.3 With regard to affordable housing, the revised NPPF has lowered the threshold to which this should be applied. Affordable housing is now triggered by 10 units or more (previously 11) or 0.5 hectares (previously 1,000 sqm). It is accepted that this Planning Application does provide its allocation of affordable housing, but worth mentioning the importance placed on the delivery of affordable housing by national policy.

3.4 The NPPF has a new section focused on making effective use of land. This purpose of this section is to ensure that effective use of land is achieved in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. The application site is large and therefore has enormous potential to ensure its design is in keeping with this requirements of section 11 in particular paragraph 118 b), to recognise that undeveloped land can perform many ecological functions.

4. Local Planning Policy

4.1 The Foxlydiat site is currently designated within the Bromsgrove Local Plan (2011 – 2030) as a housing allocation to meet some of the development needs of Redditch Borough. The Bromsgrove District Plan (BDP) was adopted in January 2017; at this point the Foxlydiat site was removed from the Green Belt and became an allocation for housing development. Policy RCBD1 ‘Redditch Cross Boundary Development’ allocates the site for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

4.2 Policy RCBD1 is included in the BDP and as an appendix to the Borough of Redditch Local Plan No.4 2011- 2030 (BORLP4) and states that Redditch needs to deliver 6,400 up to 2030 is. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore

approximately 3,400 dwellings are to be accommodated at the Foxlydiate site and as an extension to the existing Brockhill site. Both sites are crucial to enable the delivery of the housing strategy for Redditch over the plan period.

4.3 It is essential that the proposed development is in accordance with all of the Policies contained within the BDP, in particular Policy RCBD1 which details the principles that the site must achieve to be sustainable. This policy was jointly prepared with RBC. The overarching proposal within the Planning Application is in line with the requirements of the policy with regard to development type and quantum. The remaining principles will be considered below.

4.4 It is worth noting at this point that it has been determined that BORLP4 and RCBD1 are fully in accordance with the policies set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Therefore for the purpose of these comments is to consider the proposed scheme against the principles in Policy RCBD1 to form RBC's view on the Application.

5. Housing

5.1 As stated above, the quantum of housing proposed is in accordance with Policy RCBD1 and its delivery forms an essential part of the Redditch housing strategy and the Borough's five year land supply. It is anticipated that the Foxlydiate site will be delivered over the entire plan period, with completions anticipated within the five year housing land supply for Redditch.

5.2 The Applicant has submitted an Affordable Housing Delivery Plan alongside the application which states that 40% affordable housing will be provided, which consists of a mix of house types and tenures (paragraph 5.1 and 5.2). This is in accordance with the requirements of the policy. The Delivery Plan also states that the affordable housing provided is intended to meet the Bromsgrove affordable housing need, Officers would suggest this is an error as the housing is intended to meet Redditch's needs and therefore the affordable housing must also meet Redditch requirements.

6. Transport

6.1 Redditch Borough Council would like to stress at this stage that it will only be supportive of the development being granted permission if all appropriate mitigation measures have been fully outlined and accounted for. The impact of the development site on the wider area should have been considered cumulatively alongside all other development sites in the vicinity. It is considered this can only be fully known and achieved through a full transport assessment. As stated in Policy RCDB1 *"An overall Transport Assessment will be produced taking account of the prevailing traffic conditions and the individual and cumulative effects of development on transport infrastructure. This will define the mitigation necessary to protect the safety and operation of the road network."*

6.3 With regard to walking and cycling the Applicant has submitted a Walking and Cycling Strategy to support the application. Policy RCBD1 seeks to ensure that full use of existing walking and cycling routes are achieved and that walking and cycling routes are well integrated with the Green Infrastructure Network. Chapter 5 of the Walking and Cycling Strategy provides detail on the infrastructure improvements that will be completed by the developer to ensure there are walking and cycling links within the site and from the site to key destinations are provided and where appropriate enhanced.

7. Green Infrastructure and Topography

7.1 Policy RCBD1 (Criterion V.) requires an *“Overall Strategy and Management Plan for Green Infrastructure which maximises opportunities for biodiversity and recreation”* amongst other things. Policy RCBD1 also requires green corridors to be created around Spring Brook and for the site to be sensitively designed to integrate with the surrounding existing environment and landscape. It appears the Applicant has sought to achieve this through the proposals however Natural England will be best placed to consider if maximum opportunities have been sought.

7.2 It is a key requirement of Policy RCBD1 (Criterion V.) to ensure that development is respectful and sympathetic to the topography of the site, with no development on prominent ridge lines. From the submitted Masterplans it appears the design of the scheme is generally in accordance with these principles; however RBC would question whether development along the northern elevation of the site along the A448 is the appropriate location for three storey buildings with a 12 metre ridge height.

8. Flood Risk, water and sewerage

8.1 Policy RCBD1 emphasises the importance of the development site improving the local water environment. The Environment Agency and the North Worcestershire Land Drainage Team are better placed to determine if the proposed development safeguards and enhances the local water environment with regard to flooding, floodplain regime, management of surface water, water efficiency and water pollution risk.

8.2 It is understood that Severn Trent water, the Environment Agency and the North Worcestershire Land Drainage Team have worked with the developer in order to provide solutions to sewerage capacity and wastewater collection and treatment.

9. Design

9.1 The development must be of a high quality design and reflect the surrounding character of the area. At this stage it is considered that the scheme has considered the surrounding context by including a large proportion of open space throughout the site. It is appreciated that as the application is Hybrid in nature and detailed aspects of design will be dealt with through the Reserved Matters Applications. However, RBC would like to emphasise at this

point the importance placed on Criterion XII of Policy RCBD1 when formulating the detailed design proposals of the scheme. This development will be an extension of Redditch and should be designed to seamlessly flow from the existing urban area of Redditch, into the Foxlydiate site, and then into the rural countryside beyond. The Foxlydiate site has a large quantum of development which includes a number of uses, making good design easier to achieve, this opportunity should be realised in order to provide a well-designed, desirable community.

9.2 There are two heritage assets in close proximity to the Foxlydiate site (one within it), they are Hewell Grange Registered Park and Garden and Lanehouse Farm. It is also acknowledged that the Applicant has implemented the advice given by Bromsgrove District Council with regard to placing development to ensure these heritage assets are respected. Historic England and the Borough Councils Conservation Officer are best placed to determine if they feel the development has been sympathetically designed.

10. Conclusion

10.1 The principle of this application is in accordance with both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms the basis of a detailed masterplan to deliver the Foxlydiate development site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. The site contributes a fundamental part of the housing need for Redditch up to 2030. The delivery of this site ensures a continued supply of much needed housing for Redditch, including a continued contribution of affordable housing. This site is part of the five-year housing land supply. It is fundamental that the Application is in accordance with all of the policies set out within the BDP, and continues to be through to the detailed Reserved Matters applications. RBC is supportive of all other policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council supports the principle of the planning application for the above mentioned development.

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Planning Application Consultation Response Bromsgrove Planning Application No. 17/00469/OUT

Land at Barn House Farm

Outline application, for the erection of up to 68 dwellings to include car parking, open space provision and associated infrastructure (following demolition of all existing buildings) with details of the means of access to the site from Foxlydiate Lane submitted for consideration at this stage, with all other matters (including internal circulation routes) reserved.

Applicant: Foxlydiate Ltd.
Ward: Closest Redditch Wards: West and Astwood Bank and Feckenham

The author of this report is Louise Jones , Principal Planning officer, who can be contacted on Tel: (01527) 64252 ext: 3221E mail: louise.jones@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the Planning Application to the consultation on the Land at Barn House Farm Planning Application. The Planning Application is due to be considered by Bromsgrove Planning Committee in early 2019. This response will inform their decision making.

RECOMMENDATION:

That no objection be raised to the planning application and,

Members endorse the comments under the heading Officer appraisal (attached at Appendix 1).

Background

The purpose of this report is to consider the Redditch Borough Council response to the Land at Barn House Farm planning application (Bromsgrove Planning Application No. 17/00469/OUT). The planning application is hosted and will be determined by Bromsgrove District Council.

The site is a development site put forward in the adopted Bromsgrove District Plan, which was allocated to meet some of the development requirements of Redditch Borough (as set out in the adopted Borough of Redditch Local Plan No.4). The adopted Borough of Redditch Local Plan No.4 (BORLP4) (Adopted January 2017) set out in Policy 4 – Housing Provision, that to meet the housing need of 6,400 dwellings, 3,400 dwellings are to be accommodated in Bromsgrove District. The sites required to meet this need are set

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out in the plan (at Appendix 2). The sites required in Bromsgrove to achieve 3,400 dwellings consist of the Foxlydiate site and an extension to the existing Brockhill site. The 'Redditch Cross Boundary Policy' (RCBD1) is set out at Appendix 1 in BORLP4 and also included within the Bromsgrove District Plan (BDP) (Adopted 2017), Policy RCBD1.

This site is sits within the wider Foxlydiate site, which is also the subject of a Planning Application currently being determined by Bromsgrove District Council (Bromsgrove Planning Application No. 16/0263).

Officers have considered the Planning Application and consider the application as proposed is generally in keeping with the principles of Policy RCBD1. Officers feel that with regard to the technical points of the planning application such as means of access and landscaping officers at Bromsgrove District Council have consulted and fully engaged with the Councils technical experts who will in turn inform their consideration of the planning application and ultimately their decision. The detailed Officer response can be seen at Appendix 1.

Procedural Matters

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

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

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

The Amendments

None.

Officer Appraisal

A full Officer appraisal of the application can be read at Appendix 1.

Conclusion

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This application is generally in accordance with the principles of Policy RCBD1, which is set out in both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms the basis of a detailed masterplan to deliver the Foxlydiat development site. The site contributes part of the housing need for Redditch up to 2030. The delivery of this site ensures a continued supply of much needed housing for Redditch, including a continued contribution of affordable housing. This site is part of the five-year housing land supply. It is fundamental that the Application is in accordance with all of the policies set out within the BDP, and continues to be through to the detailed Reserved Matters applications. RBC is supportive of all other policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council supports the principle of the planning application for the above mentioned development.

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**Redditch Borough Council Planning Policy comments on Land At Barn House Farm
Foxlydiat Lane Planning Application (17/00469/OUT)**

1. Background

1.1 Bromsgrove District Council (BDC) have received a Planning Application for Land at Barn House Farm, which forms a small parcel of the much larger Foxlydiat development site (Bromsgrove Planning Application No. 16/0263). This Planning Application is to establish the principle for 68 dwellings, to include car parking, open space provision and associated infrastructure (following demolition of all existing buildings) with details of the means of access to the site from Foxlydiat Lane submitted for consideration at this stage, with all other matters (including internal circulation routes) reserved.

1.2 This response has been prepared as RBC is as a consultee to the Planning Application hosted by BDC. The purpose of these comments is to provide Bromsgrove District Council with a view from Redditch Borough Council on the Application being determined by them.

2. The Site

2.1 The application site is located within Bromsgrove District. The development is intended to serve the development needs of Redditch (which is discussed further below).

2.2 The site is located to the west of Redditch Town, adjacent to the Webheath area. It is bounded by residential development at Webheath to the east, the A448 (Bromsgrove Highway) to the North and Bromsgrove Green Belt to the west and south. It is located in the Tardebigge Ward of Bromsgrove and within the Bentley Paucefoot Parish Council area. The site is located within the larger Foxlydiat site, currently subject of another Planning Application.

2.3 The Site is an allocated housing site in the Bromsgrove District Plan 2011- 2030 (Adopted 2017).

3. National Planning Policy

3.1 The revised National Planning Policy Framework (NPPF) which was published in 2018 has a number of new policies which must be considered in relation to this planning application. One key message that came out of the new NPPF is that strategic policies should be informed by a local housing need assessment, conducted using the standard methodology. Central government are seeking to maintain their aspiration of 300,000 dwellings per annum being built. The standard methodology for assessing housing need, which was released in July 2018, is currently under review with proposed changes and clarifications out for consultation. In the long term the formula for the standard methodology will be reviewed and a new methodology expected by the time the next projections are issued.

3.2 It is important to highlight that the results of this methodology are a starting point for determining the appropriate housing need for any given area and should trigger discussions in determining the appropriate housing figure for that area. In addition, any housing needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. With regard to the standard methodology, the final implications of using this methodology for Redditch are currently unknown and therefore unable to be effectively planned for. Notwithstanding this any change in minimum housing number is required to be established through the Development Plan.

3.3 With regard to affordable housing, the revised NPPF has lowered the threshold to which this should be applied. Affordable housing is now triggered by 10 units or more (previously 11) or 0.5 hectares (previously 1,000 sqm). It is accepted that this application does provide its allocation of affordable housing, but worth mentioning the importance placed on the delivery of affordable housing by national policy.

4. Local Planning Policy

4.1 This site is currently designated within the Bromsgrove Local Plan (2011 – 2030) as a housing allocation to meet some of the development needs of Redditch Borough. The Bromsgrove District Plan (BDP) was adopted in January 2017; at this point the Foxlydiate site was removed from the Green Belt and became an allocation for housing development. Policy RCBD1 'Redditch Cross Boundary Development' allocates the wider site (of which this site is part) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

4.2 Policy RCBD1 is included in the BDP as the evidence supporting the Borough of Redditch Local Plan No.4 2011- 2030 (BORLP4) and states that Redditch needs to deliver up to 2030 is 6,400. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiate site and as an extension to the existing Brockhill site. Both sites are crucial to enable the delivery of the housing strategy for Redditch over the plan period.

4.3 It is essential that the proposed development is in accordance with the all of the Policies contained within the BDP, in particular Policy RCBD1 which details the principles that the site must achieve to be sustainable. This policy was jointly prepared with RBC. The overarching proposal within the Planning Application is in line with the requirements of the policy. The remaining principles will be considered below.

4.4 It is worth noting at this point that it has been determined that BORLP4 and RCBD1 are fully in accordance with the policies set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Therefore for the purpose of these

comments is to consider the proposed scheme against the principles in Policy RCBD1 to form RBCs view on the Application.

5. Housing

5.1 As stated above the quantum of housing is in accordance with the Policy and its delivery forms an essential part of the Redditch housing strategy and the Boroughs five year land supply. It is anticipated that the Foxlydiate site will be delivered over the entire plan period, with completions anticipated within the five year housing land supply for Redditch.

5.2 The Applicant has stated that 40% affordable housing will be provided, which is in accordance with the requirements of the policy. Policy RCBD1 makes reference to a mix of house types and sizes. Whilst this is only an outline application, it is noted that the proposed indicative layout shows only 3 and 4 bedroomed properties for private sale. A mix which included a proportion of smaller 2 bedroomed properties would be preferable; including some bungalows with small gardens (to avoid land-hungry plots) would be suggested.

6. Transport

6.1 Redditch Borough Council would like to stress at this stage that it will only be supportive of the development being granted permission if all appropriate transport mitigation measures have been full outlined and accounted for and the impact on the development site has been considered cumulatively alongside all other development sites in the vicinity. It is considered this can only be fully known and achieved through a full transport impact assessment. As stated in Policy RCDB1 *“An overall Transport Assessment will be produced taking account of the prevailing traffic conditions and the individual and cumulative effects of development on transport infrastructure. This will define the mitigation necessary to protect the safety and operation of the road network.”*

6.2 Policy RCBD1 seeks to ensure that full use of existing walking and cycling routes are achieved and that walking and cycling routes are well integrated with the Green Infrastructure Network. Whilst this application is a separate application to the wider Foxlydiate Site, it is still essential that pedestrian connectivity to the wider strategic site should be fully addressed.

7. Green Infrastructure and Topography

7.1 Policy RCBD1 (Criterion V.) requires an *“Overall Strategy and Management Plan for Green Infrastructure which maximises opportunities for biodiversity and recreation”* amongst other things. The policy also requires green corridors to be created and for the site to be sensitively designed to integrate with the surrounding existing environment and landscape. Natural England will be best placed to consider if maximum opportunities have been sought.

8. Flood Risk, water and sewerage

8.1 Policy RCBD1 emphasises the importance of the development site improving the local water environment. The Environment Agency and the North Worcestershire Land Drainage Team are better placed to determine if the proposed development safeguards and enhances the local water environment with regard to flooding, floodplain regime, management of surface water, water efficiency and water pollution risk.

9. Design

9.1 The development must be of a high quality design and reflect the surrounding character of the area. RBC would like to emphasise at this point the importance placed on Criterion XII of Policy RCBD1 when formulating the detailed design proposals of the scheme. This development will be an extension of Redditch and should be designed to seamlessly flow from the existing urban area of Redditch, into the site, through the wider Foxlydiate site and then into the rural countryside beyond.

10. Conclusion

10.1 The principle of this application is in accordance with both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms the basis of a detailed masterplan to deliver the Foxlydiate development site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. The site contributes part of the housing need for Redditch up to 2030. The delivery of this site ensures a continued supply of much needed housing for Redditch, including a continued contribution of affordable housing. This site is part of the five-year housing land supply. It is fundamental that the Application is in accordance with all of the policies set out within the BDP, and continues to be through to the detailed Reserved Matters applications. RBC is supportive of all other policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council supports the principle of the planning application for the above mentioned development.