



Planning Committee

Wed 19 Jun
2019
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.
-

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, 19th June, 2019

7.00 pm

Council Chamber - Town Hall
Redditch

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Bill Hartnett
	Gemma Monaco (Vice-Chair)	Nyear Nazir
	Roger Bennett	Gareth Prosser
	Brandon Clayton	Jennifer Wheeler
	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. 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)

4. Application 18/01543/FUL - Units 17, 19, 21, 23, 27 and 29 Hunt End Industrial Estate Dunlop Road Redditch B97 5XP - Star Brands Limited (Pages 1 - 8)

5. Application 19/00596/FUL- 70 Underwood Close Callow Hill Redditch B97 5YS - Mr and Mrs Benson (Pages 9 - 12)

6. Appeal Outcomes Report - October 2018 to June 2019 (Pages 13 - 16)

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Planning Application 18/01543/FUL**Retrospective change of use to B1c light industrial use and B2 general industrial use.****Units 17, 19, 21, 23, 27 & 29, Hunt End Industrial Estate, Dunlop Road, Hunt End, Redditch, Worcestershire, B97 5XP****Applicant: STAR BRANDS LIMITED
Ward: Astwood Bank And Feckenham Ward****(see additional papers for site plan)**

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

Site Description

Hunt End Industrial Estate lies toward the southern edge of the town and comprises a group of approximately 23 units accessed off Dunlop Road via Windmill Drive. The industrial estate backs onto Enfield Road to the south east, and is screened by a 10 metre wide by 230 metre long belt of mature deciduous trees from the residential properties on the opposite side of the road. To the south and north west, the estate is surrounded by open space, beyond which, at approximately 100 metres distance, are further residential properties.

The application relates to 6 of the units on the east side of Dunlop Road and the intervening yards which serve them. The yards on their south eastern side are presently enclosed by palisade fencing separating them from the tree belt and Enfield Road beyond.

Each of the units comprises 906.01 sq. m. of floor space with each unit served by approximately 20 parking spaces. Access is also available to communal bays serving the industrial estate on Dunlop Road itself, of which there are a further 60/70 parking spaces.

The industrial estate is identified in the Borough of Redditch Local Plan No.4 (BoRLP) as an employment area to which local plan Policy 24 applies.

Proposal Description

Full planning permission is sought to regularise a change of use of 6 units and two intervening services yards on Hunt End Industrial Estate to allow continued use for the purposes of the manufacture and distribution of household cleaning products, and the potential for other uses with Class B1c (Light industrial) uses on the basis of a 24/7 operation.

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Star Brands Limited employs approximately 92 employees plus temporary labour depending upon demand.

Star Brands Limited produces cleaning products. This process involves the mixing of liquids and filling this into bottles. The filled bottles are then packed onto pallets. The cleaning products are then taken from the premises on a trailer before going to a third party store/warehouse located off site. Units 17-23 which adjoin one another and are linked internally essentially operate as one industrial unit.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 20: Transport Requirements for New Development

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

Relevant Planning History

NT/37/80 Original permission	Industrial and warehouse Units, car parking, servicing areas and associated landscaping	GRANTED	26.05.1982	Condition E limiting use to B1 and B8 but no hours of working condition
1996/002/FUL Unit 21	Change Of Use To Class B2	GRANTED	29.02.1996	Restricted to manufacturing of ovens and no other uses within B2 Personal Condition with requirement to return use of unit to B1 on cessation of use
1991/456/FUL Unit 22	Change Of Use To General Engineering (B2 Use)	GRANTED	25.11.1991	Noise level condition Personal condition
1998/383/FUL Unit 22	Change Of Use To Offices And Demonstration Unit (B2 Use)	GRANTED	30.09.1998	Noise level condition Personal condition

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Consultations

WRS - Noise

Noise: The submitted noise assessment appears satisfactory and indicates that with adherence to the recommended Noise Management Plan and the recommended noise mitigation measures to the external extraction unit the impact at the nearest noise sensitive receptor(s) should not be adverse.

I would recommend that both the adherence to the Noise Management Plan and the mitigation measures for the external extraction unit are conditioned.

Highways Redditch

Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Transport Planning and Development Management Team Leader on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection.

The justification for this decision is provided below.

I have no highway objections to the retrospective change of use to B1c light industrial use, B8 storage, and distribution and B2 general industrial use.

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

The Highway Authority therefore submits a response of no objection.

Public Consultation Response

32 letters of consultation were sent to local residents
14 representations raising objection were received which, in summary, identified the following issues:

Noise / Hours of Working

The current unauthorised 24/7 use is generating noise from staff shouting, forklift trucks, loading and unloading, clattering and banging particularly late in the evening up till 1am and then in the morning around 5:45am waking local residents. Hours of working should be limited and not permit night time working. Hours of working have been controlled historically through the imposition of conditions. The houses on Enfield Road were there before the industrial estate was built.

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Odour

Whilst walking through the woods at the rear of the units there is a strong chemical smell.

Traffic / Highway Safety

The entrance to the estate is not conducive to safe use by large vehicles. An increase in traffic would compromise highway safety and an intensification in vehicle movements cause greater noise, disturbance and inconvenience to other highway users.

Light Industrial Use

The use of the units should be limited to light industrial use only. B2 uses are not appropriate in a residential area.

Assessment of Proposal

Principle of Development

The site lies within a designated employment area identified within the Borough of Redditch Local Plan No.4 (BoRLP). An examination of the planning history for the wider estate reveals a mix of employment uses. The historic permissions for B2 activities on the industrial estate were notably limited by conditions to the operators.

B1c uses can be 'any' industrial process, subject to its being a *"use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit."* This is considered to be an uncontentious element of the proposal.

The original planning permission NT/39/80 granted permission for industrial and warehouse use with a condition limiting the use to B1c (Light industrial use) and B8 (storage and distribution use).

BoRLP Policy 1 states that *"When considering development proposals the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."*

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise - taking into account whether:

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- *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *specific policies in that Framework indicate that development should be restricted.”*

With the exception of safeguarding designated employment land for employment purposes, with which the development proposal accords, there is no specific local plan policy regarding changes of use within the industrial use classes. The test to be applied is therefore that set out in paragraph 11 d)ii. of the Framework.

Residential Amenity

The manufacture of cleaning products places the current use within the B2 (General Industrial) category, but it is the outdoor activity, particularly during unsociable hours, rather than the manufacturing process, which has given rise to the complaints about the unauthorised use and drew its attention to the Local Planning Authority.

In considering this issue, regard needs to be had to the planning history of the industrial estate.

The original planning permission relating to the development of the industrial estate NT/39/80 refers to the development of industrial and warehouse units. Condition E attached to the permission limits the uses to B1c and B8 use associated with the Town and Country Planning (Use Classes) Order, 1972 (UCO 1972). However, the condition does not make specific reference to subsequent legislation that re-enacts or revokes the UCO 1972. On this basis, it could be reasonably concluded that once the 1972 UCO was superseded, that the authorised use of the site was just for industrial and warehouse development as per the approved description of development. Nonetheless, the absence of any explicit condition limiting hours of use means that a B8 (storage and distribution) use could operate from all but Unit 21 within the application site on a 24/7 basis. In that sense, an application which provides an opportunity to condition external operations provides an opportunity for betterment.

Complaints received by Worcestershire Regulatory Services prior to the submission of the application largely related to the alleged impact of noise associated with external activities, taking place within the yard, following the introduction of extended operating hours in respect of use of Units 17-23 in April 2018 to include night-time working. However, the original planning permission NT/39/80 does not restrict the hours of use of the units.

Star Brands Limited has already engaged with officers of Worcestershire Regulatory Services since April 2018 to resolve noise issues. Since this time, the business is now using new forklift trucks with white noise beepers. A condition is recommended to ensure that this method of noise mitigation is retained.

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The applicant's noise consultant has suggested the erection of an acoustic barrier to one of the southern most of the two yards, to run from the corner of Units 23 to unit 25 at the south eastern end of the yard Your officers consider a similar fence should be erected between Units 15 and 17.

Whilst the acoustic fence would be 5 metres high, this would not be as high as the industrial buildings and would also benefit from the screening afforded by the 10 metre wide deciduous belt of trees (even in the winter) which line the north west side of Enfield Road such that it would not have a visually intrusive or over-bearing impact upon the residential properties on the opposite south eastern side of Enfield Road, or result in loss of sunlight to those properties, whose front windows are situated at approximately 20 metres distance from the proposed location of the fence.

Your officers consider that the potential for noise impacts of the proposed use could be mitigated by the imposition of conditions and acoustic fencing to the service yards. A number of conditions are proposed to address this.

Traffic / Highway Safety

BoRLP Policy 20(iii) states that *"all proposals should incorporate safe and convenient access arrangements in their design for all potential users (including pedestrians, cyclists, emergency services and waste collection vehicles)."*

The Highway Authority have raised no objection to the proposal. The withdrawal of the part of the proposal seeking the potential to operate a B8 use across the whole site, would avoid the risk of an intensification of vehicle movements if all the units were put to that purpose.

The business operated by the applicant entails an element of storage and distribution but as an ancillary component of the B2 use. It would not be possible to change the use from B2 back to B8 without the benefit of a subsequent planning permission as the floor area of the units exceed 500sqm.

There is no inherent design deficiency in the current access or vehicular visibility.

Conclusion

It is considered that with the imposition of conditions the risk of noise nuisance could be satisfactorily mitigated to the extent that the use could co-exist with the surrounding residential use without resulting in harm to the degree which would justify refusal. Consequently the adverse impacts in terms of noise would not significantly and demonstrably outweigh the benefits of safeguarding an employment use supporting 90 jobs when assessed against the policies in this Framework taken as a whole. Accordingly, it is recommended that planning permission be granted.

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RECOMMENDATION:

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

Conditions:

A standard 3 year time limit condition for implementation is not required in this case because the application is retrospective.

1. PLANS

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

Site Location Plan

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

2. LIMITATION ON USE

With the exception of any uses falling within Class B1c of the Town and Country Planning Use Classes order 1987 (as amended), the use of the units shall be limited to the manufacture, ancillary storage and distribution of cleaning products and for no other purpose falling within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order (with or without modification).

REASON: In the interests of residential amenity.

3. NOISE MITIGATION

Within 1 month of the date of this permission, details of an acoustic fence of at least 5m high with a surface density of at least 12kg/m² and installed without any gaps / holes to the sides and base, to enclose the south eastern end of each yard between Units 23 and 25 and Units 15 and 17 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 3 months of the date of approval of those details.

REASON: In the interests of residential amenity.

4. HOURS OF WORKING

There shall be no working on site between the hours of 2:00 pm on Saturdays and 7:30pm on Sundays and no working on site on Bank Holidays. There shall be no outdoor working, loading or unloading, and operation of fork lift trucks between the hours of 11:00pm and 7:00am the following day. When there is no working on site, the gates to the yards shall be kept closed.

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REASON: In the interests of residential amenity.

5. FORKLIFT TRUCKS

All fork lift trucks operated in connection with the use hereby permitted shall be fitted with “white noise” reversing sensors which shall be retained and maintained in that form for the lifetime of the use.

REASON: In the interests of residential amenity.

6. MAINTENANCE OF HARDSTANDING

Within 1 month of the date of this permission, any defects or potholes within the yard areas shall be repaired with the same material as that from which the yard surface is composed to create a level surface and details of an ongoing maintenance regime shall be submitted to the Local Planning Authority. Maintenance of those areas shall thereafter be carried out in accordance with the approved maintenance regime.

REASON: To mitigate noise nuisance in the interests of residential amenity.

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 19/00596/FUL**Proposed single storey extension to front elevation****70 Underwood Close, Callow Hill, Redditch, B97 5YS****Applicant: Mr & Mrs Benton**
Ward: Crabbs Cross Ward**(see additional papers for site plan)**

The author of this report is Sue Lattimer, Planning Officer (DM), who can be contacted on Tel: 01527 881336 Email: s.lattimer@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises a 3 bedroomed detached bungalow situated on a corner plot within Underwood Close, Callow Hill.

Proposal Description

The application is for a single storey extension which would project from the front (south facing) elevation of the property by a distance of 4 metres. The extension would have a width of 6.3 metres and would measure 2.4 metres to eaves and 3.2 metres to the highest part of its proposed solid tiled hipped roof. The walls would be constructed of brickwork with 'diamond' shaped lead glazed windows matching the design of the windows in the existing property. Pedestrian access to the property from Underwood Close would be gained via the proposed development which would also act as an extension to the existing living room via a sliding patio door.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

SPG Encouraging Good Design

NPPF National Planning Policy Framework (2019)

Relevant Planning History

None

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Public Consultation Response

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

- The proposed development is in contravention to a covenant covering properties on the estate including Underwood Close which prevents the erection of buildings beyond the front elevation of a dwelling (between the dwelling and road)
- The design and appearance of the extension would not respect the local context having regard to the existing dwelling and surrounding buildings and would be out of character with the area
- The proposal is too large and inappropriate on such a prominent corner plot
- The extension would result in noise disturbance to the detriment of amenity
- Privacy concerns raised

A petition containing 10 signatures has been received, objecting to the application. The petition does not explain the reason for the objections.

Assessment of Proposal

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

The proposed single storey extension is considered to be relatively modest in scale and massing and your officers are satisfied that the extension would appear as a subservient addition to the original dwelling which has not been extended previously. It is considered to represent a proportionate extension with materials matching those of the existing dwelling.

Were the extension to be located to the rear of property it would benefit from permitted development rights afforded to householders under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A and therefore the works would not be subject to planning control. It is understood however that the applicant wishes to maximise the south facing front gardens' potential, thereby triggering the need for planning permission.

Structures and buildings extending beyond a dwellings 'principal' elevation do have the potential to impact upon the character and appearance of an existing street and applications have to be considered on their particular merits.

Properties in Underwood Close, Partridge Lane and others in the vicinity such as Woodgreen Close and Thorncliffe Close are comprised of primarily detached dwellings accessed via invariably short, curved cul-de-sacs which reduce vehicle speeds. This layout results in a changing of vista and views and importantly a variable building line. More consistent building lines are generally found in development erected in the 1970's or earlier where dwellings tend to be spaced out more evenly along generally longer and straighter roads (such as Evesham Road for example).

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The front garden onto which the extension is proposed to be erected is screened by planting, much of which is evergreen, ranging from between two and four metres in height. The planting would screen the majority of the development from Underwood Close. However, in the absence of the planting which exists, the proposed extension would remain 2.5 metres from the edge of pavement, Underwood Close at its closest point and over 7 metres from the edge of pavement at its furthest point.

As referred to above, a variable rather than a consistent building line exists along Underwood Close due to the nature of the cul-de sacs which serve the dwellings in this area. It has therefore been concluded that the size and location of the extension to the front elevation of the property would not appear incongruous or cause harm to the character of this residential area.

Representations received in objection to planning applications often refer to restrictive covenants imposed by housebuilders on future occupiers which often prohibit certain operations including (for example) the planting of trees or hedges or the stationing of caravans on front gardens. However, such operations are often not subject to planning control. In any case, restrictive covenants are private land interests and, as such, they do not constitute material planning considerations. In much the same way that anyone can seek and obtain planning permission for a development on land even if they do not own all or part of the land, cannot afford to implement the development, or cannot obtain building regulation approval for it, anyone can seek or obtain planning permission for a development which, if carried out, would be in breach of a restrictive covenant, and it is no part of the local planning authority's remit to consider whether the applicant is able to overcome the various practical constraints which may restrict their ability to complete the development. As such, the existence of a restrictive covenant should play no part in the planning decision making process.

Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission. Although loss of privacy has been raised as a concern, the proposed extension would be situated approximately 22 metres from the front face of No.8 Underwood Close which is located to the south of the application site, and the extension would be no nearer to No.88 Underwood Close (to the east of the site) than the nearest part of the existing dwelling. Your officers have concluded that privacy and the amenities enjoyed by occupiers of nearby dwellings would not be diminished by granting consent.

In accordance with relevant policies of the development plan including the Council's SPG Encouraging Good Design, it is considered that the proposed extension would not cause any detrimental harm to the visual amenities of the area.

The proposal is considered to comply with the Borough of Redditch Local Plan No.4 and the National Planning Policy Framework 2019 and can therefore be recommended for approval.

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RECOMMENDATION:

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

Conditions:

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

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

- 2) 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:

Location Plan dated 21st May 2019

Block Plan dated 21st May 2019

Proposed Elevations and Floor Plans dated 21st May

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.

Procedural matters

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

**PLANNING
COMMITTEE****19th June 2019****APPEAL OUTCOMES – INFORMATION REPORT**

Responsible Portfolio Holder	Cllr Dormer
Responsible Head of Services	Ruth Bamford

1. Purpose of Report

To receive an item of information in relation to the outcomes of recent planning appeal decisions. Officers will answer any related questions at the meeting as necessary.

2. Recommendation

The Committee is asked to RESOLVE that
the item of information be noted.

Report**3. Financial, Legal, Policy and Risk Implications**

There are no financial, legal, policy or risk implications for the Council arising from these decisions.

4. Background

Relevant planning application files and decisions.

5. Consultation

There has been no consultation other than with relevant Borough Council Officers.

6. Author of Report

The author of this report is Helena Plant (Development Management Manager) who can be contacted on 01527 881335 (e-mail h.plant@bromsgroveandredditch.gov.uk) for more information.

7. Appendices

Appendix - Outcomes of Planning Appeals

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**PLANNING
COMMITTEE**

APPENDIX 1: OUTCOMES OF PLANNING APPEALS

Reference	Site location	Proposal	Ward	RBC Decision type	Type of appeal	Appeal type	Appeal outcome
17/00836/FUL Case Officer: Steve Edden	Land Adjacent Mutton Hall Farm Astwood Lane Astwood Bank Worcestershire	Proposed agricultural workers dwelling	Astwood Bank And Feckenham Ward	Application Refusal	Appeal Against Refusal	Hearing	Appeal Dismissed 18/01/2019
18/00105/FUL Case Officer: Nina Chana	Land To The Rear Of 18 Beoley Road West Redditch Worcestershire B98 8LX	Erection of detached dwelling containing 2no. one bedroom self contained flats	Lodge Park Ward	Application Refusal	Appeal Against Refusal	Written Representation	Appeal Dismissed 30/11/2018
18/00455/OUT Case Officer: Mr Paul Lester	44 Oakham Close Redditch Worcestershire B98 7YG	Outline application for the subdivison of the existing garden and the construction of a dormer bungalow. The new dwelling is to be of the same appearance, design and materials of the existing dwelling.	Headless Cross And Oakenshaw Ward	Application Refusal	Appeal Against Refusal	Written Representation	Appeal Allowed 05/04/2019

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