



# Planning Committee

Wed 17 Jul  
2019  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
difference*

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

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

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# **REDDITCH BOROUGH COUNCIL** **PLANNING COMMITTEE**



## **GUIDANCE ON PUBLIC SPEAKING**

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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](http://www.redditchbc.gov.uk)
- 2) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No. 4 and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.
- 3) Members of the public may record all or part of this meeting either by making an audio recording, taking photographs, filming or making notes. An area next to the Press table has been set aside for any members of the public who wish to film or record. The Council asks that any recording of the meeting is done from this area to avoid disruption. Recording or filming of meetings is not authorised when the Committee is considering exempt/confidential information. For agenda items that are exempt, the public will be asked to leave the Chamber
- 4) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 5) Late circulation of additional papers is not advised and is subject to the Chair's agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 4.00 p.m. on the Friday before the meeting.
- 6) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn.2884 or email on: [sarah.sellers@bromsgroveandredditch.gov.uk](mailto:sarah.sellers@bromsgroveandredditch.gov.uk) before 12 noon on the day of the meeting.

## Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Equalities and Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair's place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

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COMMITTEE

Wednesday, 17th July, 2019

7.00 pm

Council Chamber - Town Hall  
Redditch

## Agenda

### Membership:

Cllrs:	Michael Chalk (Chair)	Anthony Lovell
	Gemma Monaco (Vice-Chair)	Nyear Nazir
	Brandon Clayton	Gareth Prosser
	Andrew Fry	Jennifer Wheeler
	Bill Hartnett	

### 1. Apologies

### 2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

### 3. Confirmation of Minutes of the Planning Committee Meetings held on Monday 10th June 2019 and Wednesday 19th June 2019 (Pages 1 - 12)

### 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 19/00630/FUL - Pilkington Factory 7 Old Forge Drive Greenlands Redditch B98 7SN - Prudential Assurance Company and NSG Pilkington (Pages 13 - 26)

Report attached - for site plan see Site Plans agenda

### 6. Application 2016/024/FUL - Redditch Trades and Labour Club 38-40 Bromsgrove Road Redditch B97 4RJ - Cafe Quote (Pages 27 - 42)

Report attached - for site plan see Site Plans agenda

### 7. Application 19/00134/FUL - Land at junction of Ipsley Street, Station Way and Evesham Street Redditch B98 7AJ - Josie Bishton (Pages 43 - 56)

Report attached - for site plan see Site Plans agenda

### 8. Application 19/00571/FUL - 419 Birchfield Road Webheath Redditch B97 4NF - Mr Stuart O'Mahoney (Pages 57 - 62)

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Report attached - for site plan see Site Plans agenda

- 9.** Consultation on a Planning Application - 19/00615/OUT (Bromsgrove District Council matter) - Foxlydiate Hotel Birchfield Road Redditch B98 6PX (Pages 63 - 70)

Report and Appendix 1 (proposed officer response) attached. For site plan see Site Plans agenda



# Planning Committee

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Monday, 10 June 2019

## MINUTES

### Present:

Councillor Michael Chalk (Chair), and Councillors Brandon Clayton, Andrew Fry, Bill Hartnett, Nyear Nazir, Gareth Prosser, Jennifer Wheeler and Anthony Lovell

### Also Present:

### Officers:

Helena Plant, Emily Farmer, Paul Lester, Steve Edden and Amar Hussain

### Democratic Services Officer:

Sarah Sellers

### 1. APOLOGIES

Apologies were received from Councillor Gemma Monaco and Councillor Roger Bennett. Councillor Anthony Lovell attended as substitute for Councillor Monaco.

### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 3. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE HELD ON 10TH APRIL 2019

RESOLVED that

The Minutes of the meeting of the Planning Committee on 10<sup>th</sup> April 2019 be confirmed as a correct record and signed by the Chair.

### 4. UPDATE REPORTS

The published Update Reports for the applications were noted.

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Chair

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**5. APPLICATION 19/00168/OUT - THE CHILDRENS CENTRE  
HAWTHORN ROAD BATCHLEY REDDITCH B97 6NQ -  
REDDITCH BOROUGH COUNCIL**

Outline application for demolition of existing structure and erection of two no. two bedroom affordable dwellings with associated infrastructure.

The application was for outline planning permission for the demolition of the former children's centre building and construction of 2 two bed roomed affordable dwellings on Council owned land. It was noted that all matters were reserved for future consideration, namely access, layout, scale, appearance and landscaping.

Whilst the detail would be subject to a further application, Officers were able to provide an indicative plan showing one potential configuration of the proposed dwellings which included 4 parking spaces for the dwellings accessed from Hawthorn Road.

It was noted that there was a presumption in favour of sustainable development, and Members were referred to paragraph 92 of the NPPF and the guidance contained therein that in making decisions planning authorities should guard against the unnecessary loss of valued community facilities and services.

It was noted that Redditch Play Council that had previously operated a nursery from the former children's centre had closed in August 2018. Officers were of the view that there were other comparable community facilities in the area and that therefore the application had not been found to reduce the ability of the community to meet its day to day needs.

There had been no objections from consultees and the application was recommended for approval.

In response to questions from Members it was clarified that the four parking spaces shown on the indicative plan were intended for the use of the occupants of the dwellings. Members pointed out that lack of parking was an issue in the vicinity of the application site and asked that consideration be given by the applicant to whether any communal parking spaces could be incorporated into the final plans.

### **RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to**



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the conditions and informatives set out on pages 12 to 15 of the main agenda.

**6. APPLICATION 19/00308/FUL - 5 TRAFFORD PARK TRESKOTT ROAD SMALLWOOD REDDITCH B98 7AH - THE CHARITIES PROPERTY FUND**

Subdivision and Change of Use of part of Unit 5 from Class A1 (Retail) to Class A1/Class A3 and external alterations

Officers outlined the application for the subdivision of Unit 5 to create an additional unit with a mixed A1/A3 use.

In response to questions from Members officers confirmed that:-

- The residual two thirds of the unit would retain an A1 use.
- That there were no policy reasons in this location for saturation of similar uses to be a consideration.
- That the type of food on offer was expected to be the serving of hot drinks and re-heated food and as such no ventilation system would be required.

### **RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions and informatives set out on pages 21 to 22 of the main agenda.**

**7. APPLICATION 19/00320/FUL - LAND AT CHURCH ROAD PUMPHOUSE LANE WEBHEATH REDDITCH - A AND D CUTLER**

Residential development of 9 bungalows

Officers outlined the application for the construction of 4 three bedroomed bungalows and 5 two bedroomed bungalows on the site which forms part of the Webheath Strategic site under Policy 48 of the Borough of Redditch Local Plan no 4.

In response to questions from Members officers confirmed that:-

- The visibility spay on the junction with Church Road had been found by the Highways Authority to be acceptable.
- That the construction management plan referred to in proposed condition 22 dealt with various aspects regarding

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the operation of the site and gave the Planning Authority a mechanism to regulate these matters.

Members expressed concerns regarding the routes construction traffic would follow, the problems there had been with other construction sites in the vicinity regarding mud on the road and the potential disturbance that could be caused by construction activities to the surrounding residents.

Following further debate Members requested that additional wording be added to the text of proposed condition 22 to cover the following elements:-

- (1) An extra heading (under (i)) for the management of construction traffic;
- (2) Greater detail as to the requirements of the Planning Authority regarding wheel washing (e);
- (3) That officers provide some guidance regarding the usual working hours for construction sites in Redditch under “Hours of Working” (h);

And that authority be delegated to officers to make the changes outlined.

### **RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to:-**

- 1. the conditions and infomatives set out on pages 29 to 36 of the main agenda; and**
- 2. that authority be delegated to officers to amend the wording of condition 22 in accordance with the comments of Members set out above.**

### **8. APPLICATION 19/00339/FUL - 18 HATFIELD CLOSE MATCHBOROUGH REDDITCH B98 0AD - MR AND MRS FAGAN**

First floor side extension over existing garage and two storey rear extension replacing existing conservatory. New corner window to kitchen.

Mrs Nicki Fagan (applicant) and Mr James Stephen (agent) addressed the Committee under the Council's public speaking rules.

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### RESOLVED THAT

Having regard to the development plan and to all other material considerations, planning permission be **GRANTED** subject to the conditions and infomatives set out on pages 39 to 40 of the main agenda.

9. **APPLICATION 19/00454/FUL - UNIT 21 LAKESIDE INDUSTRIAL ESTATE NEW MEADOW ROAD LAKESIDE REDDITCH B98 8YW**

Change of use from Sui-Generis use to D2 assembly and leisure use

Officers outlined the application and referred Members to the relevant policy issues.

It was noted that land at the industrial site was located in a Primarily Employment Area as designated under Policy 24 the Local Plan, and as such a change to D2 use would be contrary to policy.

The unit had been vacated by the previous occupiers in November 2018. The Council's Employment Land Monitoring SPG recommended a minimum period of 2 years and 3 months would be a reasonable time to attract a genuine new employment opportunity, and there was nothing to suggest that an employment user could not be found with appropriate marketing.

Members were also referred to the Town Centre and Retail Hierarchy Policy (Policy 30) and paragraph 86 of the NPPF. As a "Town Centre Use", Class D2 was intended to be located in existing town centre sites. No sequential testing had been carried out by the Applicant and officers were aware of a number of other policy compliant locations in the Town Centre where suitably sized units to meet the Applicant's needs were vacant.

In conclusion, a change of use to D2 was contrary to policy and officers were recommending refusal.

Mr Jon Brotherton on behalf of the Applicant, and Mr Hayden Mosely (Applicant) addressed the Committee under the Council's public speaking rules.

During the debate Members commented on the points raised by the public speakers including that the Applicant's gym business, Elite Fitness, already occupied the adjoining two units, and the application would allow the business to expand without having to re-locate and would provide employment for additional staff. It was noted that this needed to be balanced against the policy issues, and the fact that the unit had only been vacant for a short period.

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Following further discussion, two recommendations were proposed and seconded as follows:-

1. An alternative recommendation that planning permission be granted given that the applicant already occupied the adjoining two units.
2. That planning permission be refused as per the officer's recommendation on page 46 of the agenda.

In accordance with voting procedure, the vote on recommendation 2 was taken first and was defeated. The vote on recommendation 1 was taken and carried.

With regard to conditions, Members indicated that the same conditions which applied to the existing units occupied by Elite Fitness should be extended to Unit 21.

**RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions 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) **The development hereby approved shall be used for purposes that fall within Class D2 (Gymnasium) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose.**

**Reason: To define the terms under which permission for this development is granted**

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

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Site location plan dated 4th April 2019  
Block plan dated 4th April 2019

Reason: To accurately define the permission for the avoidance of doubt

- 4) The use hereby approved shall operate only between the hours of 07:00 to 21:00 Monday to Friday, 09:00 to 17:00 Saturdays, and 10:00 to 16:00 Sundays, Bank and Public Holidays.

Reason: In the interests of nearby residential amenity.

**10. APPLICATION 19/00462/FUL - METTIS AEROSPACE WINDSOR ROAD ENFIELD REDDITCH B97 6EF**

Demolition of existing building and erection of replacement B2 building

Officers outlined the application and referred the Members to the Update Report and the response from WRS regarding the issue of land contamination. It was noted that WRS had requested that the new wording on the Update Report be used for Condition 3 in place of the original wording on page 57 and 58 of the main agenda.

Officers also confirmed an alteration to the wording of Condition 7 regarding the Flood Response Plan.

**RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions and informatives set out on pages 57 to 60 of the main agenda and to the following changes:-**

1. That the wording of condition 3 on pages 57 to 58 of the main agenda be replaced with the wording set out in the Update Report; and
2. That condition 7 on page 59 of the main agenda be worded as follows:-

**“The development hereby permitted shall not be first occupied until the proposed attenuation measures have been completed in accordance with Drainage Plan Rev P01.**

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**Reason: In order to ensure satisfactory drainage conditions.”**

The Meeting commenced at 7.00 pm  
and closed at 8.40 pm



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Wednesday, 19 June 2019

### MINUTES

#### Present:

Councillor Michael Chalk (Chair), and Councillors Brandon Clayton, Andrew Fry, Nyear Nazir, Gareth Prosser, Jennifer Wheeler and Anthony Lovell

#### Also Present:

#### Officers:

Helena Plant, Amar Hussain and Simon Jones

#### Democratic Services Officer:

Sarah Sellers

#### 11. APOLOGIES

Apologies for absence were received from Councillors Gemma Monaco, Roger Bennett and Bill Hartnett. Councillor Anthony Lovell attended as substitute for Councillor Monaco, and Councillor Joe Baker attended as substitute for Councillor Bill Hartnett.

#### 12. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 13. UPDATE REPORTS

The published Update Reports for the applications were noted.

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Chair

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14. **APPLICATION 18/01543/FUL - UNITS 17, 19, 21, 23, 27 AND 29 HUNT END INDUSTRIAL ESTATE DUNLOP ROAD REDDITCH B97 5XP - STAR BRANDS LIMITED**

**Retrospective change of use to B1c light industrial use and general B2 general industrial use.**

Officers outlined the application and referred Members to the proposed amended wording of Condition 4 as set out in the Update Report, and the revised recommendation. It was noted that noise mitigation for outside working would include the installation of two acoustic screens and fork lift trucks being fitted with white noise alarms.

Officers were recommending the application for approval, notwithstanding the change set out in the Update Report that continuous indoor working would be permitted.

Ms Sian Griffiths, planning agent for the Applicant, addressed the Committee under the Council's public speaking rules.

**RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, that delegated authority be granted to the Head of Planning and Regeneration to GRANT planning permission following the expiration of the relevant publicity period (17<sup>th</sup> July) subject to:**

**(i) the conditions set out on pages 7 to 8 of the main agenda and the amended wording of Condition 4 as set out in the Update Report; and**

**(ii) provided that no new planning issues are raised in response to that publicity.**

15. **APPLICATION 19/00596/FUL- 70 UNDERWOOD CLOSE CALLOW HILL REDDITCH B97 5YS - MR AND MRS BENSON**

**Proposed single storey extension to the front elevation**

Mr Glen Lee (local resident), Councillor Salman Akbar (ward member) and Mr Benton (Applicant) addressed the Committee under the Council's Public Speaking Rules.

During the debate Members considered the position of the proposed extension, issues around screening and the relevance of



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## Committee

Wednesday, 19 June 2019

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some of the points raised in public speaking. It was noted that the proposal was modest in scale and compliant with the relevant planning policies.

**RESOLVED THAT**

**Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions and informatives set out on page 12 of the main agenda.**

**16. APPEAL OUTCOMES REPORT - OCTOBER 2018 TO JUNE 2019**

Members considered the contents of the report on Appeal outcomes and the data set out in the Appendix on page 15.

**RESOLVED THAT**

**the contents of the report be noted.**

The Meeting commenced at 7.00 pm  
and closed at 7.57 pm

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**Planning Application 19/00630/FUL****Change of Use (in part) from B8 (storage and distribution use) to B2 (general industrial use) and the extension of the existing building for B2 use together with the provision of additional car parking, service yard alterations, external store and gatehouse and associated works****Pilkington Factory, 7 Old Forge Drive, Park Farm North, Redditch, B98 7SN****Applicant: Prudential Assurance Company And NSG Pilkington  
Ward: Greenlands 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](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The application site is located in the Park Farm Industrial Estate and is bounded by an industrial area to the south, a predominantly residential area to the north and west and Old Forge Drive to the East.

The site extends to approximately 6.35 hectares and is broadly rectangular in shape, approximately 350 metres along the northern border and has a depth of 170 metres.

The site consists of the logistics warehouse and ancillary offices currently occupied by NSG Pilkington which extends to approximately 23,228 m<sup>2</sup>, a service yard, a car park consisting of a total of 123 spaces and an area of hardstanding at the rear which forms the proposed warehouse expansion area. The site is bounded by perimeter trees which protect the visual amenity of the nearby residential area.

Existing and proposed access to the site is from Old Forge Drive.

**Background**

This application represents the expansion of NSG Pilkington's operations in Redditch to accommodate the transfer of business from a secondary site in Kings Norton.

The applicant comments that the Kings Norton site is no longer fit for purpose as a leading-edge production facility. This proposal seeks to consolidate the existing Aftermarket Glass Replacement distribution centre at Old Forge Drive with the manufacturing operations from Kings Norton making Redditch the sole operational location for Pilkington's UK Automotive business.

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An extant planning permission (ref: 1998/266/FUL) exists on this site which was granted on 24th June 1998. This granted permission for a distribution centre (B8) together with associated offices, servicing, car parking and landscaping. This consent was granted in two phases, of which only the first phase was built out. The site therefore has extant planning permission for a second phase of 9,290 square metres, the principle of which is materially very similar to the proposed development.

Also relevant is a 2018 planning permission for the erection of 5 buildings (B1/B2/B8) in the site immediately to the south which was granted in June 2018 (ref: 18/00339/FUL) and is currently under construction. This application came before the Planning Committee at the meeting of 23<sup>rd</sup> May 2018.

### Proposal Description

The proposal is for a partial change of use of the existing warehouse from B8 to B2 (5,099 square metres) and the extension of the building to provide an additional area for B2 use.

This application seeks permission for a similar type of development as the aforementioned extant permission but with a revised layout, footprint and operations.

The total proposed floorspace (GIA) including the existing building would be 29,883 square metres, representing an extension of 6,693 square metres. Of this, 18,090 square metres would be B8 use and 11,793 square metres would be production space (B2). This would all be contained within the same unit.

At the south western end of the site would be an external dry store facility of 1,110 sq.m which would measure 6 metres to eaves and 9.5 metres to the highest part of its (dual pitched) roof. A gatehouse measuring approximately 20m<sup>2</sup> (GFA) is proposed at the entrance of the site.

The main (6,693 square metre) extension would match the existing industrial building in terms of its design and materials (Kingspan RW-KS1000RW roof panels in white to match the existing building and Kingspan RW-KS1000RW wall panels in off-white to match the existing). The extension would be 10 metres to eaves with a ridge height of 14 metres.

The application includes some internal alterations to the site access arrangements to improve circulation but no alterations to the access onto Old Forge Drive itself are proposed.

The proposal includes an additional 140 car parking spaces to be provided at the western end of the unit to accommodate extra staff, accessed via a new surface road to the north side of the building. The proposed development would bring the total no. of car parking spaces up to 276 from the current 136 spaces. There would also be 6 Electric Vehicle charging spaces.

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Cycle parking would be provided within a covered cycle shelter within the car park with easy access to the entrance and visible from the offices.

Landscaped areas exist to the northern and western boundaries of the site and act as a buffer between the existing employment and residential uses. The landscaped buffers would remain but would be subject to some minor alterations, the detail of which will be elaborated upon later in this report.

The building would require 24-hour access/use due to the intended industrial/distribution type uses proposed. The existing facility benefits from 24 hour operations.

The number of existing employees at the site is 209 (full time equivalent). If planning permission is granted, this figure would rise to 409 FTE. Over the 200 additional employees (spread across rotating shift patterns), most are likely to be staff transferred from the applicants other site at Kings Norton, although it is expected that approximately 40 of the 200 jobs would be 'new'.

The application is supported by a Design and Access Statement, Planning Statement, Landscape Planting Scheme and Tree Survey, Transport Statement, Travel Plan, Noise Assessment, Ecology Survey, Drainage Strategy and external lighting assessment.

### Relevant Policies :

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 3: Development Strategy

Policy 5: Effective and Efficient use of Land

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

#### **Others**

NPPF National Planning Policy Framework (2019)

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**Relevant Planning History**

98/266	250,000sq ft (23,225 sq m) distribution centre together with associated offices, servicing, car parking and landscaping	Granted 24.06.1998
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**Consultations****Highway Network Control**

Comments summarised as follows:

The site is accessible via a range of modes of travel, particularly by bus and a combination of rail and bus, offering reasonable alternatives to the private car.

Proposed car parking provision on site together with the provision of 6 electric vehicle charging points is considered to be acceptable. The layout of the site has been configured to ensure that servicing vehicles are separated from staff's private vehicles ensuring that servicing vehicles are not blocked by parked cars and have sufficient available space to manoeuvre in the servicing yard.

Turning areas are provided at the end of the servicing yard to enable service vehicles to manoeuvre properly and leave safely via the exit in forward gear; service vehicle access would be managed via a gatehouse to ensure the servicing yard operates within capacity.

The junction analysis within the Transport Assessment confirms that the impact on the surrounding junctions and the local highway network would be minimal.

I agree with the applicants assertions that the proposed development would generate less traffic than the consented site and there would be no discernible impact on the operation of the site access junction or the wider highway network.

The Highway Authority has concluded that there would not be a severe impact on the surrounding highway network and that therefore there are no justifiable grounds on which an objection could be maintained. No objections are raised subject to the imposition of conditions with respect to the provision of Electric vehicle charging points and cycle parking.

**Worcestershire Regulatory Services: Contaminated Land**

The site has been reviewed for any potential contamination issues. We have also reviewed the submitted report entitled "Phase I geo-environmental assessment: NGS Redditch, 7 Old Forge Drive, Redditch, B98 7AU" dated March 2019 and completed by Geo Environmental Group. The application site has been subject to various industrial uses in the past and is also situated within an area of unknown filled ground. In addition,

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the site is located in nearby proximity to the BA Tubes site which, we understand, has been subject to a remediation scheme for chlorinated solvent contamination of soils, groundwater and surface water.

In order to ensure that the site is suitable for its proposed use and accordance with The National Planning Policy Framework appropriate conditions are recommended for inclusion on any permission granted.

### **Worcestershire Regulatory Services: Light Pollution**

The proposed external lighting scheme appears acceptable in terms of potential light spill. The proposed scheme should be implemented as detailed in the submitted document 1016888-RPT-E-1001 dated 17th May 2019.

### **Worcestershire Regulatory Services: Noise**

The submitted noise assessment appears satisfactory and predicts that, with the recommended noise mitigation measures implemented, there will be no adverse noise impact at the nearest noise sensitive receptors.

The recommended noise mitigation measures, detailed in section 8.3 of the noise assessment should be conditioned.

### **Environment Agency**

No objections subject to the imposition of (tiered contamination) conditions

### **North Worcestershire Water Management**

The submitted drainage layout and Flood Risk Statement are acceptable. No objection subject to the development being carried out in accordance with Drainage Layout: Project No: C7468, Drg 02 Rev P1 and Flood Risk Statement ref C7468\_FRA.01 Rev A

### **Police Crime Risk Manager**

No objection

### **North Worcestershire Economic Development and Regeneration**

The proposal seeks to provide an extension to an existing business facility at Old Forge Drive. NSG Pilkington is a large local employer. The proposal would allow for additional manufacturing space to be delivered and a large number of jobs created. This type of economic investment within Redditch is something to be welcomed.

The proposal is in conformity with the adopted 'Economic Priorities for Redditch', specifically the following priorities:

- o Nurturing existing businesses and helping them to grow;
- o Encouraging new inward investment into Redditch; and
- o Creating a higher wage economy

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The location of the proposed extension is on an area allocated on the adopted policies map as a 'Primarily Employment Area'. These areas are safeguarded to allow employment opportunities to be delivered, which is what this application is seeking to achieve.

We are supportive of the application which seeks to ensure the continued presence of a large local employer, whilst also allowing for potential further job creation within the manufacturing sector.

### **Public Consultation Response**

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

- An increase in traffic would be harmful to highway safety and residential amenities
- Noise would increase to the detriment of adjoining and nearby residents, particularly those in Hoveton Close
- An increase in industrial activity would increase light pollution
- Privacy and daylight would be compromised
- Visual impact would be huge
- Wildlife less likely to visit rear gardens of houses in Hoveton Close

One letter received in support of the application for the following summarised reason:

- No objection to the application, but request that the applicant be considerate to nearby neighbours in carrying out development works

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**

#### Principle of development

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan. In Policy 23 provision has been made for the identification of approximately 55 ha of land which is available for employment uses for the period leading up to 2030. 27.5 ha will be accommodated within Redditch Borough. The site is identified as IN19 and 1.44 ha is allocated for employment development.

The primary aim of Policy 24 is to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land.



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Policy 24 states that development will not be permitted where it would restrict the current or future use or development of Primarily Employment Areas for employment purposes.

The application seeks the redevelopment of this vacant part of the site for employment purposes and as such, in principle, the proposals clearly accord with the policies of the adopted Plan.

The policy direction within the National Planning Policy Framework (NPPF) follows a number of broad themes which help to ensure that development is sustainable. The key theme relevant to this application is 'building a strong, competitive economy'.

Paragraph 80 of the NPPF states that planning policies and decisions should help create conditions in which businesses can invest, expand and adapt. It stresses that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 82 acknowledges that planning policies should recognise and address the specific locational requirements of different sectors including the need to make provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

### Layout and design

The proposed layout and design has been informed by the site's constraints and opportunities.

The main extension would following the existing buildings portal framed arrangement and would be finished in profiled metal sheets (Kingspan RW-KS1000RW panels) in a white and off-white colour to match the existing building and would follow the existing eaves and ridge lines.

Your officers are satisfied that the design, layout and external appearance of the proposed development would respect the context of the site and would accord with relevant policies and guidance as set out within the development plan.

### Highways, access and parking

The Transport Statement (TS) submitted with the application demonstrates that the application site lies in an accessible location, which forms part of a wider employment area, and can be easily reached by foot or bicycle from nearby residential areas. The site can also be accessed by public transport. The applicant also states that they are considering operating private buses to improve accessibility via public transport. A travel plan has been submitted with the application which has been agreed by WCC Highways and adherence to which would form part of any planning approval.

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WCC Highways consider that the existing site access is suitable to accommodate the proposed development without alterations having regard to vehicle trip data.

As stated earlier in this report, on site car parking provision would double to accommodate 276 car parking spaces. WCC Highways consider this to represent sufficient provision having regard to shift working arrangements.

Overall, your officers are satisfied that the application proposals have maximised opportunities for sustainable travel and is acceptable in terms of its highway impact and that therefore there are no transport issues which should prevent planning permission being granted.

### Impact of the development on residential amenity

The site already has planning permission (ref: 1998/266/FUL) for an as yet uncompleted Phase 2 which would occupy a further 9,290 square metres to the western end of the building. The proposal would have a lower impact than that of the extant planning permission, as it would take up only 6,693 square metres rather than the consented 9,290. This would leave an extra buffer between the residential area to the west.

The site is bounded to the north and west by residential properties. A detailed noise survey has been submitted as part of the application and has been carefully examined by Worcestershire Regulatory Services (WRS) as the Environmental Health body. They have concluded that with appropriate mitigation of the fabric of the manufacturing building area, the level of noise can be reduced to acceptable levels and the impact on residential amenity would be minimised. The recommended noise mitigation measures, detailed in section 8.3 of the noise assessment would be conditioned in the case of planning permission being granted.

A lighting survey has also been submitted with the application and has again been inspected by WRS who have raised no objections subject to the scheme being implemented in accordance with document 1016888-RPT-E-1001 dated 17th May 2019. This again would be conditioned in the case of planning permission being granted.

Ground levels serving gardens to dwellings beyond the western and northern boundaries to the site are set at a higher level than that of the ground level serving the existing Pilkington Factory building. Section drawings submitted as part of the application demonstrate the difference in levels which vary from approximately 2.5 to 3.2 metres.

The distance which currently exists between rear walls of dwellings serving numbers 51 to 65 Hoveton Close beyond the western boundary of the site and the existing end elevation of the Pilkington factory ranges from between 90 to 98 metres. By granting permission for the proposed extension, the distance would be shortened to a figure ranging from between 41 and 49 metres. This distance is however far greater than the distance which would exist if the extant application 1998/266/FUL were to be fully implemented where the same measurement would range from between only 18 to 26 metres.

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Taking into consideration level differences and separation distances which would exist between existing dwellings in Hoveton Close and the proposed development, your officers have concluded that the proposed extension would not have an overbearing impact upon nearby residential occupiers.

### Nature Conservation and landscaping

An Ecological Appraisal has been submitted in support of the planning application and concludes that the development will not affect any designated protected species. A landscape buffer measuring approximately 4.8 metres wide exists to the northern boundary of the site. A much wider buffer exists to the western boundary of the site.

Some of the existing planting to the western buffer would need to be trimmed back to accommodate the proposed parking area. However, a landscaped area measuring a minimum of 4 metres in width would remain and would be enhanced by the planting of additional native woodland species including Alder, Hornbeam and Holly, the detail of which would be agreed via planning condition in conjunction with the Councils Tree Officer.

### Flood Risk and Drainage

The submitted drainage strategy demonstrates that the site is not at risk of fluvial flooding, nor from other sources. North Worcestershire Water Management have examined the drainage strategy and are satisfied with its contents.

### Planning Balance and Conclusions

The application site comprises of a vacant piece of land within an existing employment area. The development area already has consent for an (unimplemented) 9,290 square metre B8 extension.

The expansion of the applicants operations within an established employment area would accord with the economic policies of the Borough of Redditch Local Plan 4 which seek to safeguard and enhance employment sites in core employment areas.

The proposals would provide significant economic benefits by expanding an existing employment site for employment uses generating jobs both during the construction and operational phase of the development.

Through investing in the local economy and by providing employment opportunities the application would have wider social benefits and would have no material adverse impact on the environment whilst securing the use of underutilised land in a sustainable location.

Account has been taken of environmental issues through the preparation of technical reports on transport, ecology, noise, lighting, drainage and contamination with mitigation

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measures identified being implemented through the consent and via recommended planning conditions.

Subject to compliance with conditions as listed below, a favourable recommendation can be made.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, 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 17085-0300 Rev 02	Site Location and Existing Site Plan
Drg 17085-0301 Rev 02	Existing Ground Floor Plan
Drg 17085-0302 Rev 02	Existing Elevations
Drg 17085-0310 Rev 02	Proposed Site Plan
Drg 17085-0311 Rev 02	Proposed Ground Floor Plan
Drg 17085-0312 Rev 03	Proposed Manufacturing offices and Amenity
Drg 17085-0313 Rev 03	Proposed Elevations
Drg 17085-0314 Rev 02	Proposed Section
Drg 17085-0317 Rev 01	Façade Materials
Drg 17085-0318	Gatehouse Plans & Elevations
Drg 17085-0319	External Dry Store Elevations
Drg C7468-01 Rev P1	External Levels Layout
Drg C7468-02 Rev P1	Drainage Layout
Drg C7468_FRA.01 RevA	Flood Risk Statement
Drg C7468-03 Rev P1	Surface Finishes Layout
Drg 19-038-01 Rev A	Landscape Strategy
1016888-RPT-E-1001	External Lighting Scheme
1021208-RPT-AS001-A	Environmental Noise Assessment
T19515	Hub Transport Planning Ltd Travel Plan

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

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

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

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

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

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

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

- 6) The Development hereby permitted shall not be first occupied until 6 of the proposed car parking spaces been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities

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

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

- 8) 1. Previous reports submitted to the Local Authority in support of the application have identified that potential unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to all development with the exceptions to any alterations to existing buildings taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"
2. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.
5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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

**Procedural matters**

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

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**Planning Application 2016/024/FUL****Demolition of Redditch Trades And Labour Club and erection of 40 units, 26 No. 1 bedroom flats and 14 No. 2 bedroom flats.****Redditch Trades And Labour Club, 38 - 40 Bromsgrove Road, Redditch,  
Worcestershire, B97 4RJ,****Applicant: Cafe Quote  
Ward: West Ward****(see additional papers for site plan)**

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site comprises the Trades and Labour Club building and car park off Britten Street and Bromsgrove Road. The site is bounded by these roads that are designated Local Distributor roads in Borough of Redditch Local Plan No.4. The site is an unallocated site in Local Plan No.4 but is within an established residential area of the Town.

The site is across the road to Ashleigh Works and along with No.s 20-22, the Elms (adjacent to the site), and 44, 52 Bromsgrove Road are locally listed.

**Proposal Description**

Permission is sought to demolish the existing Trades and Labour Club building and replace it with a residential scheme to provide 40 flats, 26 No. 1 bed units, and 14 No. 2 bed units.

The flats would be provided in an L shaped block that would vary in height from 2 - 4 storeys. The building would be 2 storey high adjacent to The Elms but would then increase to 4 storeys for the feature corner building. This element of the building has been designed to complement the height of the neighbouring Ashleigh Works fronting Bromsgrove Road.

Car parking would be provided within the courtyard of the L shaped building, with vehicular access off Britten Street. Pedestrian access to the site would be via Bromsgrove Road as well as Britten Street.

The overall scheme reflects design elements of the neighbouring mill buildings in respect to height, window details and brick finish. It is proposed to also introduce contemporary design features such as zinc clad dormer windows as well as terracotta cladding panels.

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**Relevant Policies:**

Policy 1 Presumption in favour of Sustainable Development  
 Policy 2: Settlement Hierarchy  
 Policy 4: Housing Provision  
 Policy 5: Effective and Efficient use of Land  
 Policy 6: Affordable Housing  
 Policy 17: Flood Risk Management  
 Policy 19: Sustainable travel and Accessibility  
 Policy 20: Transport Requirements for New Development  
 Policy 22: Road Hierarchy  
 Policy 31: Regeneration for Town Centre  
 Policy 36: Historic Environment  
 Policy 37: Historic Buildings and Structures  
 Policy 39: Built Environment  
 Policy 40: High Quality Design and Safer Communities

**Others**

NPPF National Planning Policy Framework (2019)  
 NPPG National Planning Practice Guidance  
 SPD High Quality Design  
 SPD Open Space Provision  
 Redditch Town Centre Strategy  
 Worcestershire Waste Core Strategy

**Relevant Planning History**

2007/284/FUL	Construction Of New Storeroom	Approved	30.08.2007
19/00019/ADV	Display of double sided advertising panel on bus shelter to replace the current paper poster advertising panels.		18.02.2019
1979/267/FUL	Single Storey Extension To Form A Lounge Bar		07.08.1979
1984/116/ADV	Advertisement-Illuminated Box Sign		02.05.1984

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### Consultations

#### **Conservation Officer**

In my initial comments dated 27th September 2018, I recommended refusal and highlighted the impact of the scheme on a number of non-designated heritage assets that had not been considered. I made several suggestions as to how the scheme could be improved in terms of the historic environment.

I note that a heritage statement has now been provided and the revised scheme has taken account of these suggestions. I would assess it to be an improvement on the original scheme.

#### **Building Control**

No comments submitted.

#### **Worcestershire Archive and Archaeological Service**

Given the scale of the development and anticipated archaeological potential, a condition is recommended.

#### **Node Katie Kershaw**

The latest design has enhanced the potential for this development to deliver the site's regeneration. The shift in the design approach draws more from the historic context of the surrounding areas. Although the building is generally at a higher scale than the residential developments, the presence of industrial units in the area mean this is not inappropriate and in general, measures have been taken to reduce the bulk and mass through elevational treatment and siting.

#### **Housing Strategy**

Having looked at this scheme we accept 6 affordable units 2 x 2 Bed and 4 x 1 Bed units as low cost discounted sale at 80% market value.

#### **Leisure Services Manager**

No objections to scheme but require contributions to enhance nearby leisure facilities.

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

No objections to scheme.

#### **Arboricultural Officer**

No objections to the proposed development subject to the following:-

An Arboricultural method statement and protection plan condition is imposed.

Row of trees on the Western boundary and the hedge line on the Eastern boundary are retained and afforded full protection in accordance BS5837:2012 throughout any ground or construction work on the site.

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Suitable species of trees are planted within the grounds of the proposed development to aid the visual amenity of the area and a landscaping plan is submitted for the Councils consideration and agreement.

### **Waste Management**

Euro bins will be required for this scheme to be provided by the developer. There will need to be sufficient storage space for these and access to emptying the bins will need to be as close as possible to Britten Street.

### **Highways Redditch**

No Objections and recommend conditions.

### **Crime Risk Manager**

No objections to this application.

### **NHS Mark Fenton Associate Director, Estates & Facilities Man**

No Comments Received To Date

### **NHS/Medical Infrastructure Consultations**

No Comments Received To Date

### **NHS Acute Hospitals Worcestershire**

The existing service infrastructure for acute and planned health care is unable to meet the additional demand generated as a result of the proposed development for 40 flats. A contribution is requested for the relevant landowner or developer to contribute towards the cost of health care provision directly related to the development proposals and is fairly and reasonably related in scale and kind.

### **Building Control**

No Comments Received To Date

### **Education Authority**

As the proposed development is all flats and the vast majority are 1-bedroom properties the impact on schools will be negligible. We therefore feel that an education contribution would not be justified in this case.

### **WRS - Contaminated Land**

Worcestershire Regulatory Services (WRS) have reviewed the application for potential contamination issues. The records indicate that the proposed site is located adjacent to a former works/factory referred to as 'Victoria Works' and in close proximity to another works/factory referred to as 'Ashleigh Works'. Given the close proximity to the two potential sources of contamination WRS recommend that the following 'Unexpected Contamination' Condition be attached to any planning permission granted.

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### **North Worcestershire Water Management**

The proposed development would be located within flood zone 1 and the risk to the site from surface water flooding is indicated as low based on the EA's flood mapping. There is some surface water risk indicated on Britten Street adjacent to the development so this needs to be considered by the applicants. Overall however flood risk to the site therefore is not considered to be significant and therefore it is not necessary for a complete FRA to be submitted to support a subsequent full application. Recommend a drainage condition.

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

I am happy to accept the conclusions of the Protected Species Survey undertaken by Worcestershire Wildlife Trust and will require no further survey works to be undertaken.

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

Light pollution is a key biodiversity threat. The current habitats present on site such as the adjacent trees, and to a lesser extent the grassland can provide some suitable forage and commuting habitat for mammals, bats etc. It is important to limit any further potential negative impacts of artificial light causing un-necessary light pollution. Use of PIR lighting would help to prevent light pollution or spill and minimise potential disturbance of potential bat forage routes for example.

### **Viability Advisor**

Comments awaited.

### **Public Consultation Response**

5 letters have been received raising comments which are summarised below:

- Scale of the development, in particular the block design of the building and number of stories.
- Concerns relate to the surrounding commercial uses and potential impact on the proposed use of the site.
- Concerns in respect to car parking matters, reference is made to the local school nearby and issues of parking as a result of the school.
- Management of the site during construction.

### **Assessment of Proposal**

Principle of development

The site falls within an area that is predominantly residential to the side and front of the site, although it is also adjacent (at the side and rear) to Primarily Employment land. However, members may recall that outline planning permission has recently been considered favourably for a residential scheme at the Victoria Works site in April 2019 (ref: 18/01515) therefore, the presence of employment use will change over time in this area.

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As the site is mainly within a residential area and taking into account the potential of residential development on the Victoria Works site, it is considered that the principle of residential use on the site is considered to be acceptable and would not conflict with the current neighbouring uses/activities that are mainly Class B1/B8 use at the side and rear of the site.

### Density of Development

The site is approximately 0.25 hectares in area with 40 units of accommodation proposed; representing a density of 160dph. This is a similar density to that considered favourably on the Victoria Works site.

The 2019 National Planning Policy Framework (NPPF) requires local planning authorities and developers to make effective use of previously-developed land, especially if this would help to meet identified needs for housing where land supply is constrained. Section 11 of the Framework emphasises the importance of making effective use of land, and with respect to density, Para 123 comments that "Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site." The paragraph also states that local planning authorities should refuse applications which they consider fail to make efficient use of land.

Policy 5 of the Borough of Redditch Local Plan No.4 (Effective and efficient use of land) encourages densities of 70 dwellings per hectare adjacent to the Town Centre and District Centres. It then goes on to say that higher densities will be sought in locations close to public transport interchanges.

Taking into account that the site is adjacent to the Town Centre and is close to the railway and bus station, it is considered that a higher density scheme would be appropriate and acceptable in this location, and as such the proposal complies with Policy 5 of Local Plan No.4 and the NPPF.

### Scale

The overall building has varying roof heights starting with two storeys adjacent to The Elms and increasing to 4 storeys for the corner feature element next to Ashleigh Works. The proposed building would not exceed the height of the Ashleigh Works building. (Members may recall that the indicative residential scheme at Victoria Works (ref:18/01515) would be of a similar scale).

Whilst the scale of the building does increase towards the Ashleigh Works building, the building would be set back from Bromsgrove Road to limit its visual impact. The scale of development proposed is considered to be acceptable given the context of the sites surroundings.

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### Layout and appearance

Initial plans submitted for the scheme in 2016 have always showed an L shaped apartment block with a corner feature building at the junction of Bromsgrove Road and Britten Street. However, since the original submission, the scheme has been amended on several occasions taking into account comments made by the Urban Designer, Conservation Advisor and others resulting in a scheme that now respects the historic context of the surrounding 'industrial heritage' buildings, such as Ashleigh Works as well as locally listed buildings fronting Bromsgrove Road.

The use of carefully chosen materials would also enhance the scheme and help to provide a strong street frontage in addition to the following design features:

- o The use of two different red facing brick and reconstituted slate roof finish in order to reflect materials used in the surrounding area.
- o Smooth terracotta cladding panels and zinc clad dormers to provide a contemporary contrast to the brickwork.
- o Incorporation of large warehouse-style windows with brick lintel and sill details to create a vertical emphasis.
- o The use of anthracite finish railings to the front of the site with an area of informal landscaping; and
- o The 'hiding' of all car parking spaces from public view, these being located exclusively to the rear of the building.
- o Motor assisted vehicular gate and manual pedestrian gate in anthracite powdered coated finish steel columns with infill oiled oak inserts.

External bin storage would be located within a compound in the car park. Bins would be taken out on to Britten Street and located within a designated bin collection area (within the curtilage of the application site) on bin collection days.

Officers consider that it is important for the site to have an active frontage onto Bromsgrove Road. Separation distances between the rear of the flats fronting Bromsgrove Road and the side wall of the neighbouring building (Britten House) would be approximately 33.3m. The separation distance between the side wall of the Elms and the nearest part of the proposed building would be approximately 9.5m. The flats proposed to be located close to the site boundary adjacent to Britten House, would be at close quarters, however, due to their positioning, it is considered that any views would be oblique. Despite the high density of the scheme, the proposal would be in accordance with the general principles set out in the Councils SPD in terms of High Quality Design.

### Highway matters

Currently the Trades and Labour Club have a vehicular access off Britten Street as well as Bromsgrove Road. The proposed scheme would result in one vehicular access off Britten Street only. County Highways consider this to be an improvement for the area. 30 car parking spaces are proposed including electric charging points and cycle storage. There is not a car parking space for each unit. However, the 14 No. 2 bed units would each have one space each; the remaining spaces would be available for the occupiers of the 1 bed units and the provision of electric charging points would be available to all

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occupiers. Whilst there is not a car space for each 1 bed unit, the site is located very close to the bus and railway station as well as nearby multi storey car parks. Pedestrian and cycle access would be via Bromsgrove Road and Britten Street.

Section 9 of the NPPF requires that "significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help reduce congestion and emissions, and improve air quality and public health." It is considered that the Trades and Labour Club is such a site that offers a genuine choice of transport modes.

Policy 19 of the Local Plan (Sustainable Travel and Accessibility) focuses on the need to reduce private car use and increase the use of public transport. The County's 'Streetscape Design Guide' states that "for both residential and commercial developments in town and city centres the applicant may choose not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainably, the availability and capacity of public car parks, existing parking restrictions, the number of linked trips and the implementation of an approved Travel Plan or welcome pack."

County Highways have sought clarification on the levels of car parking indicated on the plans and how they are to be allocated. County Highways have considered that the site is located close to the town centre, railway station, bus station and local cycle routes and as such gives residents reasonable access to alternative means of travel without relying on car travel. The applicant proposes to reduce car parking levels based on overall need for parking given local evidence. The adopted streetscape design guide allows for parking free development in town centres and that approach is partially applied to this proposal. As a result some apartments are provided with 1 parking space and some 1 bedroom apartments are defined as parking free. Having reviewed the anticipated demands based on the local evidence and given the adopted policy and sustainable transport opportunities County Highways accept the level of parking proposed and raise no objection to the scheme.

County Highways will not be seeking a financial contribution for this site given the brown field use and potential multimodal trip generation from the current club building.

### Landscaping

The scheme proposes to retain the mature tree planting located along the western boundary of the site. Land that fronts Bromsgrove Road would be the focus for new tree/shrub planting to enhance this new amenity provision for the scheme. The hedge on the eastern boundary is shown to be retained too.

### Drainage

Whilst a simple Flood Risk Assessment has been submitted for the scheme, no further drainage details have been supplied, however, NWWM do not raise any objections to the application and recommend the imposition of a drainage condition.



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### Residential amenity considerations

5 letters of objection have been submitted and relate to the design of the scheme and parking generally in the area. One comment also refers to the proposed use of the site. In respect to the car parking matters, given its location, officers consider that there are other options available for alternative travel arrangements. Objections in relation to the design refer to the height of the building. The proposal has changed somewhat since the scheme was originally submitted. Officers have worked with the agent to reduce the scale of the development by way of reducing the number of units. However, it is important to note that whilst the corner building would be 4 storeys in height, it's intended to be a landmark building along this stretch of road, with the number of storeys decreasing where it is closer to domestic scale buildings adjacent to the site. Also, the building overall steps back from the frontage of Bromsgrove Road so that any dominance from the building reduces particularly in relation to the domestic scale buildings adjacent to the site.

In terms of the use of the site, as mentioned above, the use is outside the Primarily Employment area of this area, given the current and potential uses nearby; it is unlikely that the proposal would cause conflict with uses in the surrounding area.

### Sustainability

The application site is located within easy walking distance of Redditch Town Centre which provides the expected wide range of commercial, retail and leisure facilities. It is also within two minutes' walk of the Town's rail and bus stations. The proposed residential redevelopment therefore benefits from the NPPF's "presumption in favour of sustainable development" and also complies with the NPPF's objective of significantly boosting supply of housing in this area.

In addition, the scheme meets the NPPF requirements to make "effective use" of under-utilised land, with the proposed density of redevelopment reflecting the site's highly sustainable location.

Members will be aware that the Council cannot demonstrate a 5 year supply of housing land within the Borough. Para. 11 of the NPPF say that in such circumstances relevant policies for the supply of housing should not be considered up-to-date. The so called tilted balance as advocated by the NPPF is engaged and the presumption in favour of sustainable development applies. Where relevant policies are out of date, Para. 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. Therefore, significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

### Planning obligations

Contributions are required for the scale of the development proposed. This would be sought via a planning obligation and cover the following matters:

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### Open space

Contributions towards off site open space provision due to increase demand from future residents, required in compliance with the SPD. In this case, a contribution to support improvements to the existing toddler and junior play area at the site at Terrys Field together with open space improvements for informal recreation at Plymouth Road has been agreed.

### Waste

Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy.

### Town Centre

Contributions towards Town Centre Enhancements in accordance with the Town Centre Strategy.

### Affordable housing

Policy 6 of Local Plan No.4 requires the provision of 30% affordable housing on sites of 11 or more dwellings, incorporating a mix of tenure types. Due to the number of units proposed, a total of 12 units would be required. The agent has responded that the provision of 12 units could make the scheme unviable and has put forward an offer of 6 affordable units (4 No. 1 bed units, and 2 No. 2 bed units) to be sold with 20% discount. Members may recall that para 63 of the NPPF supports re-use of brownfield land, and where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

Taking into consideration the redevelopment of the site and loss of floorspace as a result of the demolition of the Trades and Labour Club, it is reasonable to consider a reduction in affordable housing. Housing Strategy accepts the agent's revised offer of affordable housing provision.

### NHS

Worcestershire Acute Hospitals NHS Trust have requested a contribution based on evidence that the existing, ageing population and future population growth will require additional healthcare infrastructure to enable it to continue to meet the acute and community healthcare needs of the local population. The request for this contribution has been submitted at a late stage of the application process. This figure is being considered, however, it is likely to be revised to a reduced amount based on viability arguments. A Viability Assessment has been submitted. Comments from the Viability Advisor will be provided in the Update Report.

The applicant is agreeable to contributions for the matters set out above.

### Conclusion

The site is ideally located for residential redevelopment being located within easy walking distance of Redditch train station, bus station and the wide range of facilities within the Town Centre. The application therefore benefits from the NPPF's presumption in favour

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of sustainable development and complies with Local Plan Policy 5 in respect to high density development.

The scheme would be a high density development that would create a vibrant and attractive scheme in this area of the Town and would reflect the Town's industrial heritage.

The proposed scheme would arguably serve as a catalyst for the redevelopment of the wider area in a manner which would be compatible with the Borough Council's objectives for enhanced vitality and viability of the Town Centre and promotion of sustainable development.

Clarification on viability matters are anticipated and will be provided in the Update Report, however, the principle of the development in this location is acceptable.

**RECOMMENDATION:**

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

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

- **Contributions are paid to the Borough Council in respect to off-site open space, and equipped play and sport provision in accordance with the Councils adopted SPD.**
- **Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.**
- **Contributions are paid towards Town Centre enhancement in accordance with the Town Centre Strategy.**
- **Contributions are paid to NHS towards the cost of local healthcare.**
- **Affordable housing be provided as part of the scheme - 6 affordable units (4 No. 1 bed units and 2 No. 2 bed units to be sold with 20% discount).**

**And**

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

- 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.

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- 2) The development hereby approved shall be carried out in accordance with plans and drawings to be specified.

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

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The materials to be approved shall be similar to those cited in Proposed Elevation Detail Revision Zk. The development shall then be carried out in accordance with the approved details.

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

- 4) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

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

- 5) No development above foundation level of the scheme hereby approved shall take place until a scheme for surface and foul water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff attenuation and treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

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

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- 6) No development shall take place until a Written Scheme of Investigation for a programme of archaeological works have been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions and:
- a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation.
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that any below-ground archaeological interests are properly discovered and protected to avoid any possible damage

- 7) The development shall not be occupied until the site investigation and post investigation has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect any below-ground archaeological interests.

- 8) No demolition, site clearance or development shall take place until all trees and hedges and their root protection areas (RPA) to be retained on the site and around the boundaries of the site must be protected during clearance and construction phase in accordance with BS5837:2012 and shall remain in situ for the duration of the development.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 9) No development above foundation level of the scheme hereby approved shall take place until all hard and soft landscaping details have been submitted to and agreed by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

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

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- 10) Appropriate ecology condition(s) in accordance with BS42020:2013 Biodiversity Code of Practice for planning and development.
- 11) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing "Proposed Ground Floor/Site Plan Revision ZL".

Reason: To ensure conformity with submitted details.

- 12) The Development hereby permitted shall not be first occupied until the proposed indicated electric vehicle charging spaces have been fitted with an electric vehicle charging point in accordance with the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

REASON: To encourage sustainable travel and healthy communities.

- 13) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

- 14) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
- Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- Details of any temporary construction accesses and their reinstatement.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

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Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety

**Procedural matters**

This application is being reported to the Planning Committee because the application is for major development, has had more than two objections received for the scheme, and requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.

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**Planning Application 19/00134/FUL****Provision of 14 no. self-contained supported one bedroom flats and resource hub (Use Class C2) and 13 no. 2 bedroom flats (Use Class C3) with associated external works, car parking and landscaping.****Land At Junction Of Ipsley Street, Station Way And Evesham Street, Redditch, Worcestershire, B98 7AJ****Applicant: Josie Bishton  
Ward: Central Ward****(see additional papers for site plan)**

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site is the former Liberal Club site which is a triangular area of land bounded by Ipsley Street, Station Way and Evesham Street. The former Liberal Club building has been demolished some time ago and the site has a rough surface and is currently being used as a car park. A number of trees exist on the site with many of them located close to the perimeter of the site.

The site is within an area designated as the Town Centre in the Borough of Redditch Local Plan No.4.

**Proposal Description**

Permission is sought to redevelop the site and provide 13 No. 2 bed shared ownership apartments, a 'My Place' facility comprising 14 No. 1 bed supported living flats for local people with long term needs, and a resource/support facilities flat would be provided for 'My Place' staff to assist residents.

9 No. 2 bed apartments would be within a V shaped 3 storey brick/render building located on the southern tip of the site, whilst the 'My Place' facility would be provided close to the northern boundary adjacent to Station Way. Two separate blocks of flats would provide a total of 4 No. 2 bed apartments and front Ipsley Street. These flats along with the 'My Place' facility would be two storeys in height.

The buildings would include a traditional pitched roof with render and brickwork for the walls. The design is simplified; however, later revisions submitted have provided some vertical attenuation.

Communal car parking facilities will be provided with footpath links between each building. Access to the car parking would be via Ipsley Street and Evesham Street.

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

Policy 1 Presumption in favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

**Others**

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

SPD Affordable Housing Provision

SPD Open Space Provision

Redditch Town Centre Strategy

Worcestershire Waste Core Strategy

**Relevant Planning History**

1997/221/FUL	Alterations And Conversion To Form Bedsits On First Floor And Staff Accommodation On Second Floor	08.08.1997
1993/255/FUL	Creation Of New Gateway	16.08.1993
1992/137/FUL	Alterations And Conversion To Form 9 Bedsits On The First Floor And Staff Accommodation On The Second Floor	22.06.1992

**Consultations****Highways**

Have no objection to the scheme subject to conditions and financial obligations.

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### **Worcestershire Archive and Archaeological Service**

The above application site lies on the boundary between the former Ipsley parish and Tardebigge parish, and at the junction of two historic routeways. As such, the site is likely to have contained former settlement dating from the Medieval period onwards, with low potential for pre-Medieval settlement. Modern development may have impacted significantly on any below ground remains, but it is still likely that there would be islands of survival within the development area.

On this basis, it is recommended that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission.

### **Education Department At Worcestershire- Alison Barnes**

The proposal as submitted is situated in the catchment area of St Georges CE First School, Woodfield Middle School and The Trinity High and Sixth Form Centre. St Bede's CE Middle School is also located less than 1 mile from the proposed development.

The proposal as submitted is for a development of one and two bedroom assisted living accommodation. It is envisaged that this type of development is likely to yield low pupil numbers and will have a low impact on education infrastructure in the area. On conclusion, a contribution towards education infrastructure will not be sought as schools in the area have some surplus capacity to admit the low pupil numbers that may be generated from this development.

### **WRS - Contaminated Land**

The site has been previously used as a car park which is considered a potentially contaminative use. Furthermore, the site is located very close to the buffer zone of a sand and gravel pit. Whilst the site falls just outside the buffer zone, it is considered close enough to warrant consideration with regards to ground gas given the scale of the proposed development. Whilst some site investigation has been undertaken, it is considered that further site investigation is required given that circa 27 dwellings are proposed and that suspect asbestos contamination has been reported but not quantified. Similarly, whilst some ground gas monitoring has been undertaken, further gas monitoring is required in line with current UK guidance. As such a suitable condition is recommended.

### **Arboricultural Officer**

No objections to this proposed application, in relation to any tree related issues, subject to suitable conditions.

### **Crime Risk Manager**

No objections or comments regarding this application.

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

No objections.

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### **Leisure Services Manager**

No objections to the development. However, an off-site contribution would be appropriate given the increase in residential accommodation in the Town Centre.

### **Housing Strategy**

Happy with this proposal and feel that the layout makes good use of the site and meets the need for affordable housing in a sustainable location.

### **Waste Management**

Domestic and recycling waste bins are required and need to be paid for by the developer. Entrance to the bin store areas appear to be acceptable from our point of view.

### **North Worcestershire Water Management**

The proposed development would be located within flood zone 1 and is located within the Park Brook catchment. Based on the EA's surface water flood mapping there is no pooling of surface water on the site. A drainage plan has been provided with the application, however, a drainage condition is recommended.

### **Node URBAN DESIGN Katie Kershaw**

Overall, consider regeneration of the site will have, broadly, a positive impact on the area. Recommend some revisions to the initial scheme to

- Reintroduce a sense of enclosure to the street through re-orientation of the built form, avoiding the over dominance of car parking.
- Achieve a more contextual design through considering a townhouse rather than apartment aesthetic, introducing a higher degree of articulation, detailing, and depth to the façade.
- Reconsider the relationship between hard and soft landscaping, and how positioning of these areas relate to the street.
- Reconsider pedestrian access to the west of the site, and considering a more holistic set of pedestrian walkways to take account of access points, potentially as part of the landscaping scheme, to enhance the north-south movement and complement the east west movement around the site.

### **NHS/Medical Infrastructure Consultations**

No Comments Received To Date

### **NHS Acute Hospitals Worcestershire**

The existing service infrastructure for acute and planned health care is unable to meet the additional demand generated as a result of the proposed development of flats. A contribution is requested for the relevant landowner or developer to contribute towards the cost of health care provision directly related to the development proposals and is fairly and reasonably related in scale and kind.

### **Conservation Officer**

The flats will be constructed in a mix of red brick and colour through render beneath pitched grey concrete tiled roofs.

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To the south of the site is the locally listed Black Horse Public House building, although it would not appear to be in use as a pub. It comprises several buildings, possibly originally cottages combined into one use, dating back in part to the 18th century, although there is apparently evidence of timber framing inside.

The applicant has submitted a very detailed Heritage Statement which examines the archaeological and historic development of the area, and the damage caused to the area following the 1980s redevelopment of the centre of Redditch.

Policy 36.2 of the Redditch Local Plan No.4 requires, non-designated heritage assets and their settings to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment. While paragraph 192 of the NPPF requires local authorities to take account of 'the desirability of new development making a positive contribution to local character and distinctiveness.

The redevelopment of this site is welcomed, as it is clearly an eyesore and detracts from the setting of the locally listed building. The proposed scheme in terms of local character and therefore the setting of the locally listed building is disappointing. The architecture is generic and can be found anywhere, and has none of the character or detailing of the surrounding buildings 19th century buildings where red brick predominates.

**Worcestershire Wildlife Trust**

Do not object to the proposed development but recommend ecological conditions.

**NHS Mark Fenton Associate Director, Estates & Facilities Man**

No Comments Received To Date

**Public Consultation Response**

1 letter of comment referring to supporting documents submitted and use of S106 contributions to be used in local areas.

**Assessment of Proposal****Principle of development**

The site falls within an area designated as the Town Centre in the Borough of Redditch Local Plan No. 4. Policy 31 would be applicable to this site and encourages the increase of residential accommodation in the Town Centre.

The site itself is mainly within a mixed use area comprising residential/offices/ shops etc. it is considered that the principle of residential use on the site is considered to be acceptable and would not conflict with the current neighbouring uses/activities close to site.

**Density of Development**

The site is approximately 0.3 hectares in area with 27 units of accommodation proposed (excluding the resource/admin flat); representing a density of approx. 90dph.

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The 2019 National Planning Policy Framework (NPPF) requires local planning authorities and developers to make effective use of previously-developed land, especially if this would help to meet identified needs for housing where land supply is constrained. Section 11 of the Framework emphasises the importance of making effective use of land, and with respect to density, Para 123 comments that "Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site." The paragraph also states that local planning authorities should refuse applications which they consider fail to make efficient use of land.

Policy 5 of Local Plan No.4 (Effective and efficient use of land) encourages densities of 70 dwellings per hectare within the Town Centre and District Centres. It then goes on to say that higher densities will be sought in locations close to public transport interchanges.

Taking into account that the site is within the Town Centre and is adjacent to public transport routes as well as the bus and railway station, it is considered that a higher density scheme would be appropriate and acceptable in this location, and as such the proposal complies with Policy 5 of Local Plan No.4 and the NPPF.

### Scale

The scales of the buildings are generally 2 storeys and 3 storeys for the V shaped apartment block. The positioning of the V shaped building on the southern tip of the site offers something of a landmark building to ground the scheme in the area and complements the scale of the Victorian terraced properties close by.

### Layout and appearance

Since the submission of the initial plans for the scheme and following on from comments submitted by the Urban Designer and Conservation Advisor, amendments have been made to the scheme resulting in a scheme that now respects the historic context of the surrounding buildings.

Amendments to the scheme include:-

- Alteration to the layout of the boundary treatment to the west of the 'My Place' with the addition of railings to the frontage to the northern end of Evesham Street.
- Change of 1.8m close boarded fence to 1.5m fence with 300mm trellis around the sides and rear of the 'My Place', to create a more permeable and attractive boundary treatment under the trees.
- Improvements to footpath links within the site.
- Alterations to the design of the front elevation of the 'My Place' building:- Reducing the extent of the render and creation of two smaller secondary gable features, to provide a more vertical emphasis as well as an introduction of half rendering to the end gables
- In respect to the V shaped apartment block: - There has been an introduction of deeper windows to the bedrooms, creating a modern interpretation of the Victorian window proportions. Re-design of the gable features to create a narrower gable

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and introduce a vertical emphasis with less render contained between a projecting brick cheek detail. Incorporation of additional gable features to both sides, again contained by the brick cheek detail, providing a reference to the double gables on a number of the older buildings that surround the site. Lowering of the eaves to the wing blocks, to emphasise the corner. Hipped end to the wing blocks, to reduce the scale of these ends of the building.

- 2 storey Apartments: - Introduction of the deeper windows to the bedrooms, again creating a modern interpretation of the Victorian window proportions. Re-design to the gable features to create a narrower gable with a vertical emphasis with less render which is contained between a projecting brick cheek detail.
- Materials, a Blue Black Fibre Cement Slate is now proposed in place of the original grey concrete tiles, in order to blend the scheme in with surrounding properties.
- The Landscape Concept Plan has also been updated and shows the planting strategy, the location of the new hedges behind the metal railings at back of pavement and the bulb planting under the existing trees, which will provide some seasonal colour and interest both in the public domain to the Ipsley Street and Evesham Street frontages as well as the private amenity space for the resident of the My Pace building.

The revisions made to the scheme go some way to address concerns initially raised by the Conservation Advisor and the Urban Designer. Officers consider the revisions to the scheme as acceptable and would be in accordance with the aspirations of the Councils SPD in terms of High Quality Design.

### Highway matters

Policy 19 of the Local Plan No. 4 (Sustainable Travel and Accessibility) focuses on the need to reduce private car use and increase the use of public transport. The County's 'Streetscape Design Guide' states that "for both residential and commercial developments in town and city centres the applicant may choose not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainably, the availability and capacity of public car parks, existing parking restrictions, the number of linked trips and the implementation of an approved Travel Plan or welcome pack."

24 car parking spaces are shown on the plans and this is less than what is required for the scale of the development. However, supporting details submitted by the applicant clarifies that residents using the 'My Place' will not generally have a car although some provision will be available for visitors etc. A reduction in car parking is proposed with the 2 bedroom apartments having 1 car space per unit. Taking into consideration that the site is in the Town Centre with good public transport links and compelling arguments put forward by the agent, the reduction in car parking provision is acceptable in this location. County Highways consider the scheme to be acceptable and recommend conditions.

### Landscaping

The scheme proposes to retain as much of the existing boundary tree planting although some trees will need to be removed to enable development. Landscape has no objections to the scheme.

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### Drainage

Some drainage details have been submitted for the scheme, however, NWWM do not raise any objections to the application and recommend the imposition of a drainage condition.

### Residential amenity considerations

No objections have been submitted and it is considered that the scheme would not hinder amenities of existing occupiers.

### Sustainability

The application site is located within easy walking distance of Redditch Town Centre which provides the expected wide range of commercial, retail and leisure facilities. It is also within a few minutes' walk of the Town's rail and bus stations. The proposed residential development therefore benefits from the NPPF's "presumption in favour of sustainable development" and also complies with the NPPF's objective of significantly boosting the supply of housing in this area.

In addition, the scheme meets the NPPF requirements to make "effective use" of under-utilised land, with the proposed density of redevelopment reflecting the site's highly sustainable location.

Members will be aware that the Council cannot demonstrate a 5 year supply of housing land within the Borough. Para. 11 of the NPPF say that in such circumstances relevant policies for the supply of housing should not be considered up-to-date. The so called tilted balance as advocated by the NPPF is engaged and the presumption in favour of sustainable development applies. Where relevant policies are out of date, Para. 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. Therefore, significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

### Planning obligations

Contributions are required for the scale of the development proposed. This would be sought via a planning obligation and cover the following matters:

### Open space

Contributions towards off site open space provision due to increase demand from future residents, required in compliance with the SPD. In this case, a contribution to support improvements to the public open space / play area at Glover Street. For sports improvements, a need has been identified by Worcestershire Cricket Board for infrastructure developments at Redditch Cricket Club ground on Bromsgrove Road.



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### Waste

Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy.

### Highways

Contributions towards the Infrastructure Delivery Plan to mitigate for the additional demands on the wider transport and localised improvements.

### Affordable housing

Policy 6 of Local Plan No.4 requires the provision of 30% affordable housing on sites of 11 or more dwellings, incorporating a mix of tenure types. Due to the nature of the development, the scheme would be providing a supported housing scheme and shared ownership apartments in this area of the Town Centre. As such the scheme meets the needs for affordable housing in a sustainable location and is supported by Housing Strategy.

### NHS

Worcestershire Acute Hospitals NHS Trust have requested a contribution based on evidence that the existing, ageing population and future population growth will require additional healthcare infrastructure to enable it to continue to meet the acute and community healthcare needs of the local population.

The applicant is agreeable to contributions for the matters set out above.

### Conclusion

The site is ideally located for residential redevelopment being located within easy walking distance of Redditch bus station, train station and the wide range of facilities within the Town Centre. The application therefore benefits from the NPPF's presumption in favour of sustainable development and complies with Local Plan Policy 5 in respect to high density development.

The scheme would be a high density development that would create a vibrant and attractive scheme in this area of the Town.

### **RECOMMENDATION:**

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

- a) **The satisfactory completion of a S106 planning obligation ensuring that:**
  - **Contributions are paid to the Borough Council in respect to off-site open space, and equipped play and sport provision in accordance with the Councils adopted SPD.**

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- Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.
- Contributions are paid to County Highways towards IDP contributions to mitigate for the additional demands on the wider transport network that the development will generate. Plus improvements to the nearby kerbs and bus stop located on Evesham Street. A contribution towards Community Transport - the establishment of a new community car scheme which is underway in Redditch as well as upgrades to some of the streetlights within the vicinity of the site.
- Contributions are paid to NHS towards the cost of local healthcare.
- Affordable housing is provided as part of the scheme - 14 self-contained supported one bedroom flats and 13 No. shared ownership apartments.

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

#### Conditions:

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

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

- 2) The development hereby approved shall be carried out in accordance with plans and drawings to be specified.

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

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The materials to be approved shall be similar to those cited in Facing Materials Schedule Job No. 201806 Rev. B May 2019. The development shall then be carried out in accordance with the approved details.

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

- 4) The 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.

Reason: In the interests of highway safety.

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- 5) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of the proposed development for the parking of 24 cars (Inc. 2 disabled bays) 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.

- 6) The Development hereby permitted shall not be first occupied until the proposed development has been fitted with 2 electric vehicle charging point in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the charging point shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities.

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

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

- 8) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing:  
201806 Site Plan 10E

Reason: To ensure conformity with submitted details.

- 9) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 5 have been complied with:

1. Previous reports submitted to the Local Authority in support of the application has identified unacceptable risk(s) exist on the site as represented in the Conceptual Site Model. A scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken to address those unacceptable risks identified. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

2. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local

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Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11"

3. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

5. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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

- 10) No development above foundation level of the scheme hereby approved shall take place until a scheme for surface and foul water drainage has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff attenuation and treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

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

- 11) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
  - b) The programme for post investigation assessment.
  - c) Provision to be made for analysis of the site investigation and recording.
  - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e) Provision to be made for archive deposition of the analysis and records of the site investigation
  - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (1) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

- 12) No demolition, site clearance or development shall take place until all trees and hedges and their root protection areas (RPA) to be retained on the site must be protected during clearance and construction phase in accordance with BS5837:2012 and shall remain in situ for the duration of the development.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 13) No development above foundation level of the scheme hereby approved shall take place until all hard and soft landscaping details have been submitted to and agreed by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

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

- 14) Appropriate ecology condition(s) in accordance with BS42020:2013 Biodiversity - Code of practice for planning and development.

**Procedural matters**

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

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**Planning Application 19/00571/FUL****Two storey rear extensions, side extension, first floor front bedroom dormer window extension, new extended porch together with internal and external remodelling and renovation works****419 Birchfield Road, Webheath, Redditch, B97 4NF****Applicant: Mr Stuart O' Mahoney  
Ward: West 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](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The site comprises a 3 bedroomed detached two storey dwelling dating from the 1960's period and is situated to the southern side of Birchfield Road, Webheath. The house is set back from the main road and served by a secondary service road. Immediately beyond the eastern boundary to the site is a path measuring approximately 3 metres in width which leads to a children's play area (to the south). The path separates the host property from No.417 Birchfield Road which lies to the east.

**Proposal Description**

The application proposes a single storey enclosed porch area to the side of the dwelling; the construction of a pitched roof extension over the existing garage to the front of the property to create a new bedroom at first floor, together with two storey extensions to the rear to create additional living accommodation at both ground and first floors. The existing three bedroomed dwelling would become four bedroomed.

The existing dwelling is constructed mostly from facing brickwork but incorporates elements of render. It is proposed to renovate and refurbish the property which is little altered since its original construction, primarily by applying a rendered finish to external walls. Smaller elements of facing brickwork and vertical timber cladding would also be introduced.

**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

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**Others**

Redditch High Quality Design SPD  
NPPF National Planning Policy Framework (2019)

**Relevant Planning History**

None

**Public Consultation Response**

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

- The proposals would represent an overdevelopment of the site
- The extensions would not be subservient to the original house
- The development would result in overshadowing: loss of light both inside and outside our house will impact on quality of life
- A 'tunnelling' effect would result
- Windows serving the new build would impact upon our privacy
- The development would result in noise disturbance to the detriment of amenity

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 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 existing property is largely unaltered and does not appear to have been extended since its original construction.

The extensions and alterations to the front elevation of the building, including the introduction of a first floor extension over the existing garage by forming a small gable, are considered to be acceptable in design terms and would complement the host dwelling. It is noted that many other houses including 419's nearest neighbours, No.417 and No.421 Birchfield Road incorporate gables or 'dual pitched roof' elements to their front elevations. The single storey side extension and two storey extensions proposed to the rear are not considered to cause harm to the wider street scene. This conclusion has been reached having taken into consideration the location of these extensions in relation to the host dwelling and having regard to the distance which exists between No.419 and Birchfield Road.



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Paragraph 3.1.5 taken from the Councils recently adopted Supplementary Planning Document (SPD) 'High Quality Design' comments that extensions should enhance and complement the scale, general massing and materials used in the construction of the dwelling. The SPD comments that width, height and bulk should be in proportion to the existing property so as to avoid making the extension the central feature of the building.

Whilst the scale and massing of the extensions proposed are considered to respect and complement the host property, following the advice set out under Paragraph 3.1.7 of the SPD it is important to ensure that consideration is given to the impact of the development on neighbouring occupiers to protect amenity.

The impact of the development upon light reaching neighbouring dwellings and any overshadowing impact arising as a result has been assessed taking into consideration the 45 degree line guidance set out in the SPD. The proposed two storey extensions comply with the guidance set out within the SPD and your officers have also taken into consideration separation distances which exist between neighbouring properties which are particularly relevant in this case.

The two storey rear extension to the eastern side of the host property (nearest to No.417 Birchfield Road), would project approximately 6 metres in depth from the existing rear face of the dwelling. Although this projection is not insignificant, a 2.2 metre gap would remain between the external face of the extension and the boundary fence. As set out earlier in this report, immediately beyond the eastern boundary to the site is a path measuring approximately 3 metres in width which leads to a children's play area, beyond which lies a single storey flat roofed garage serving the property 417 Birchfield Road. As such, a significant distance (over 11 metres) would exist between habitable rooms serving No.417 and the proposed two storey rear extension.

The two storey rear extension to the western side of the host property (nearest to No.421 Birchfield Road), projects approximately 2.3 metres in depth from the existing rear face of the dwelling. Although the extension proposed in this area would be located close to the shared side boundary between the houses, the projection proposed is not significant. No.421 is set back slightly further into the site than the host property, and like No.417, also has a single storey flat roofed garage attached to its two storey flank wall. As such, an acceptable separation distance would exist between habitable rooms serving No.421 to this part of the proposed two storey rear extensions.

Contrary to the assertions made by occupiers of properties who object to the application, for the reasons set out above, your officers are satisfied that the proposed extensions would not be overwhelming or visually intimidating such that they would have an overbearing impact upon neighbouring occupiers. The alleged 'tunnelling' affect would not occur in this case as the two storey extensions proposed would not be constructed in close proximity to existing two storey development.

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With regards to any potential loss of privacy, an element of overlooking from property A to B and vice-versa already exists and would continue to exist. It is for the decision maker to consider whether the impact caused by any additional overlooking impact would be material. No windows are proposed at first floor level in the extension which would face towards No. 421 (to the west). In terms of the east facing two storey extension, a single (obscurely glazed) window would serve a proposed en-suite bathroom at first floor level (facing east) and two small rooflights would provide light and ventilation to a first floor bedroom. The rooflights are located above head height and eye level and as such would not result in any loss of privacy.

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.

Your officers have concluded that the amenities enjoyed by occupiers of nearby dwellings would not be diminished by granting consent and that in accordance with relevant policies of the development plan including the Council's High Quality Design SPD the proposed development 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.

**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 as stated at Section 5 of the Planning Application Form.

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.

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

Drawing no. 100	Location Plan
Drawing no. 102 Rev C	Proposed Elevations and Floor Plans
Drawing no. 103	Proposed Site Plan

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

**Informatives**

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The above site has been reviewed for any potential contamination issues. The proposed development is sited within 250m of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas. The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

**Procedural matters**

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

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REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**17<sup>th</sup> July 2019**Planning Application  
Consultation  
Response****19/00615/OUT (Bromsgrove Planning Application  
Number )**

**Application for outline planning permission with all matters reserved for the demolition of the existing building on site and the erection of up to 46 houses and 24 apartments, a childrens play area, landscaping and circulation space.**

**Foxlydiate Hotel, Birchfield Road, Redditch, Worcestershire. B97 6PX**

**Applicant:****Whitbread PLC Ltd****Ward:****Closest Redditch Wards; West and Batchley and Brockhill.**

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

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](mailto:louise.jones@bromsgroveandredditch.gov.uk) for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the proposed application. The Planning Application will be considered by Bromsgrove Planning Committee in due course and this response will inform their decision making.

**RECOMMENDATION:**

That the principle of housing on the site be supported, however objections be raised to the demolition element of the planning application.

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

**Background**

Bromsgrove District Council has received a Planning Application for the Foxlydiate Hotel site (Application number 19/00615/OUT). The site is on the edge of Redditch but lies in the administrative area of Bromsgrove. The planning application will be determined by Bromsgrove District Council.

The Outline Application seeks to establish the principle for the demolition of the existing building on site and the erection of up to 46 houses and 24 apartments, a children's play area, landscaping and circulation space.

The purpose of this report is to consider Redditch Borough Council's response to this planning application.

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The Foxlydiat site is 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 whole Foxlydiat site (of which this application site is part of) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

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. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiat 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.

Against this policy background Officers have considered the Planning Application and highlight two key points;

That the Public House and Hotel building should be considered as a non-designated heritage asset capable of inclusion on the Bromsgrove Local Heritage List along with the walled garden.

Secondly the Pubic House is a community facility, the loss of which requires full consideration against Policy BDP12 'Sustainable Communities' of the Bromsgrove District Plan (Adopted January 2017).

Officers agree the need for housing, the principle of which is in accordance with both the BDP and BORLP4, but consider that if the loss of the community asset is accepted this should not give automatic rise to the loss of the heritage asset. Opportunities to explore the potential of the conversion of the Foxlydiat Pub and Hotel to provide a portion of the housing need for the larger Foxlydiat site should be embraced.

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 Council's technical experts who will in turn inform their consideration of the planning application and ultimately their decision.

### **Procedural Matters**

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

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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

### **Officer Appraisal**

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

### **Conclusion**

The principle of housing on this site, which forms part of the Foxlydiate development site, is in accordance with Policy RCBD1 'Redditch Cross Boundary Development', the Bromsgrove District Plan (2011 – 2030) and the Borough of Redditch Local Plan No.4 2011- 2030.

However, the application would result in the loss of a non-designated heritage asset and a community facility, the loss of which does not appear to have been fully justified. The conversion of the building could provide an element of the much needed housing. The demolition element of the scheme is therefore not supported by Redditch Borough Council.

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**Redditch Borough Council Planning Policy comments on the Foxlydiat Hotel,  
Birchfield Road, Redditch  
Planning Application (19/00615/OUT)**

## **1. Background**

1.1 Bromsgrove District Council (BDC) has received a Planning Application for the Foxlydiat Hotel site (Application number 19/00615/OUT). The Outline Application is to establish the principle for the demolition of the existing building on site and the erection of up to 46 houses and 24 apartments, a children's play area, landscaping and circulation space. The site is on the edge of Redditch and lies in the administrative area of Bromsgrove.

1.2 This response has been prepared as Redditch Borough Council (RBC) is a consultee to the Planning Application received by BDC. The purpose of these comments is not to consider the merits of the application or provide a determination of that application. It is to provide BDC with a view from RBC on the Application being determined by them.

## **2. The Site**

2.1 Whilst 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, Birchfield Road 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 Pouncefoot Parish Council area.

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

## **3. Planning Policy**

3.1 The Foxlydiat site is 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 whole Foxlydiat site (of which this application site is part of) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

3.2 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. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiat 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.

3.3 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.

3.4 It is worth noting at this point that it has been determined that BORLP4 and the BDP are fully in accordance with the policies set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

#### **4. Foxlydiat Hotel Planning Application**

4.1 As stated above it is not the intention of RBC to consider the merits of the application with a view to its determination, however as the site is adjacent to the administrative boundary of Redditch, and falls within an area that is designated to meet the housing needs of Redditch; there are some aspects of the application RBC considers the need to comment upon.

4.2 RBC considers the building a non-designated heritage asset, this importance has also been acknowledged by BDC (see comments submitted by Bromsgrove and Redditch Conservation Officer in relation to this application) that the building is of local importance, and thus would be considered as a candidate for the Bromsgrove Local Heritage List and is being treated as a non-designated heritage asset. The two heritage assets include the pub and hotel building, and the large walled garden which was part of Foxlydiat House. The building as a community and a heritage asset will be considered in turn below.

4.3 To deal with the community asset consideration first. RBC feels that the applicant has gone some way to justify the loss of the Public House due to viability reasons. It is considered that the future of a community asset such as this is likely to change with the allocation of a significant housing site in close proximity. RBC recognise that the Public House is a community facility and as such would be considered against Policy BDP12 'Sustainable Communities' of the Bromsgrove District Plan (Adopted January 2017). In particular point c) i) should be carefully considered, as the future prospects of the Public House are likely to be considered favourable in light of the allocation and therefore the viability issues may not be a concern long term.

4.4 RBC agree the need for housing and considers that if BDC accept the loss of the community asset this should not give automatic rise to the heritage asset being lost. There are opportunities to explore the potential of the conversion of the Foxlydiat Pub and Hotel to provide a portion of the housing need for the larger Foxlydiat site. This building is considered by RBC to be an example of a landmark, distinctive historical asset which provides an opportunity for high quality conversion; making the building a desirable place to live, rather than being considered a constraint in need of demolition. Its designation provides an opportunity to design a distinctive, unique place to live, which should be maximised. Opportunities could be explored to utilise the grounds of the Hotel for housing development, while still respecting the character of the Hotel. It is considered that the walled garden could also be utilised as a feature of the design and layout of the development. It does not appear that the applicants have done anything to suggest or dismiss using the historic nature of the building as an advantage in any way.

4.5 The Planning Application site is located on the northern edge of the Foxlydiat site and therefore is the interface between the wider Foxlydiat development site and the Redditch urban area. It is

considered that the layout of the scheme could do more to link the two areas. The site should not be considered in isolation from the wider area both in design or connectivity terms.

## **5. Conclusion**

5.1 The principle of housing on this site is in accordance with both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms part of the Foxlydiate development site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. However, the application would result in the loss of a non-designated heritage asset and a community facility. This loss does not appear to have any reasoned justification, as the converted building could provide an element of the much needed housing.

5.2 It is fundamental that the Application is in accordance with all of the policies set out within the BDP, RBC is supportive of all of the policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council does not support the principle of the demolition portion of the planning application for the above mentioned development.

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