



Planning Committee

Wed 14 Aug
2019
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

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If you have any queries on this Agenda please contact

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REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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

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

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

Further assistance:

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

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

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

Planning

COMMITTEE

Wednesday, 14th August, 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 meeting of the Planning Committee held on 17th July 2019 (Pages 1 - 10)

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 19/00247/FUL - Land at Cherry Tree Walk Batchley Redditch - Mr Julian Workman (Pages 11 - 16)

Report attached – for site plan see Site Plans Agenda

6. Consultation on Planning Application reference 19/00615/OUT Bromsgrove District Council and 19/01545/REM Stratford-On-Avon District Council - Redditch Gateway, Land adjacent to the A4023 Coventry Highway - Stoford Gorcott Limited (Pages 17 - 26)

Proposal: Approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT, BDC 17/00701/OUT, RBC 17/00700/OUT

Purpose of Report

The purpose of this report is twofold –

- a. To inform Members of the proposal: and
- b. To seek endorsement of a proposed response to the formal consultation from Bromsgrove District Council and Stratford-on-Avon District Council.

[Please note that there will be no public speaking on this item as it relates to a consultation report.]



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MINUTES

Present:

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

Also Present:

Steve Hawley - County Highways

Officers:

Helena Plant, Steve Edden, Amar Hussain and Sharron Williams

Democratic Services Officer:

Sarah Sellers

17. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco and Councillor Jennifer Wheeler. Councillor Yvonne Smith attended as substitute for Councillor Jennifer Wheeler.

18. DECLARATIONS OF INTEREST

In respect of application 2016/024/FUL Councillor Bill Hartnett disclosed an Other Disclosable interest in that he was a board member of Redditch Co-operative Homes (a division of Accord Housing Association). Councillor Hartnett left the room during consideration of this application and took no part in the debate or vote.

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Chair

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19. **CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON MONDAY 10TH JUNE 2019 AND WEDNESDAY 19TH JUNE 2019**

RESOLVED that

The Minutes of the meetings of the Planning Committees held on 10th June 2019 and 19th June 2019 be confirmed as a correct record and signed by the Chair.

20. **UPDATE REPORTS**

The published Update Reports for the applications were noted.

21. **APPLICATION 19/00630/FUL - PILKINGTON FACTORY 7 OLD FORGE DRIVE GREENLANDS REDDITCH B98 7SN - PRUDENTIAL ASSURANCE COMPANY AND NSG PILKINGTON**

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

Officers outlined the application and explained that the operators of the site, NSG Pilkington, were seeking to expand the existing premises to accommodate the transfer to the site of their manufacturing operation based in Kings Norton. The expanded site would then be the sole operational location for Pilkingtons UK Automotive business.

Members were referred to the extant planning permission granted on 24th June 1998 (ref: 1998/266/FUL) the first phase of which had been built out. As planning permission had been granted for two phases, this gave a fall-back position that the applicant could extend the site by 9290 square metres by implementing the second phase. The principle of development for the current application was materially very similar to that of the second phase of the extant permission and it was noted that in terms of dimensions the proposed extension was smaller than that which could be built under the extant permission.

The application had been assessed by officers to be acceptable in terms of the principle of development, layout and design, and highways, access and parking. Members were referred to the comments of the Arboricultural Officer on page 1 of the Update Report and the proposed conditions for landscaping.

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With regard to impact on residential amenity, officers provided details of the proximity of the proposed building to nearby residential properties on Hoveton Road and confirmed that the separation distances were deemed acceptable.

It was noted that the applicant had voluntarily included in the plans an acoustic fence to act as a noise barrier for vehicles using the proposed new access road, as set out in the Update Report. The Applicant had agreed to the imposition of three new conditions covering the acoustic fence, a Construction Management Plan and an HGV routing system and Members were referred to the additional conditions in the Update Report.

At the invitation of the Chair the following speakers addressed the Committee under the Councils Public Speaking Rules:-

Mrs Lucy Alexander - local resident
Councillors Joe Baker, Wanda King and Jennifer Wheeler – ward councillors for Greenlands Ward
Mr David Green - Planning Agent
Mr Robert Purcell – NSG Pilkington

By way of clarification, on behalf of the Applicant it was confirmed that:-

- There would be 200 employees in total, the majority split between an early and a later day shift with a small number to cover the night shift.
- The car park had been designed to give enough capacity for change over periods when one shift arrived before the previous shift had left.
- The only access to the site, for staff parking or HGV deliveries, was from Old Forge Drive.

During the debate Members commented on a number of matters raised during public speaking including the acoustic fence, publicity of the application amongst residents, landscaping, and HGV routing.

With regard to any impact from additional traffic movements it was confirmed by County Highways that any difference would be negligible and that there were no objections to the application on highways grounds.

Members commented on the importance of maintaining good communications as between the Applicant and local residents, and it was requested that this should extend to residents on the corner of Ravensmere Road whose properties were close to the application site.

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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 informatives set out on pages 22 to 25 of the main agenda and the additional conditions 9 to 11 as set out on page 2 of the Updates Report.

22. APPLICATION 2016/024/FUL - REDDITCH TRADES AND LABOUR CLUB 38-40 BROMSGROVE ROAD REDDITCH B97 4RJ - CAFE QUOTE

Demolition of Redditch Trades and Labour Club and erection of 40 units, 26 No.1 bedroom flats and 14 No. 2 bedroom flats

Officers presented the report and explained that the plans had undergone a number of changes since the application was submitted, the main issue being to achieve a final design that was in keeping with the surrounding street scene and nearby buildings.

Officers referred to the relevant policies which supported the density of the scheme given the town centre location, and provided the rationale for a reduction in parking spaces on-site given the accessibility to public transport located close by. It was noted that County Highways did not object to the proposed parking provision which consisted of 30 spaces including Electric Vehicle charging points.

The application was recommended for approval subject to a section 106 agreement to secure contributions from the developer as referred to on page 37 of the agenda.

Following a late request for a contribution from the NHS, the applicant had consulted a Viability Advisor. Members were referred to the update report in this regard, and it was noted that a further contribution would not be sought as to do so might affect the viability of the scheme.

At the invitation of the Chair Mr Miles Leyland, the agent for the Applicant, addressed the Committee under the Council's public speaking rules.

In response to questions from Members officers confirmed that:-

- Affordable housing had been addressed and was summarised in the comments on page 36 of the main agenda. Given the re-use of a brownfield site and issues

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around viability, a lower level of affordable housing (15%) had been deemed to be acceptable. The 20% discount would be protected by various legal mechanisms and would be re-applied on any future changes of ownership.

- With regard to the issue of density, this had been carefully considered, but had to be balanced against the developers representations about viability and the benefits of agreeing a scheme that could be delivered.

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 subject to:-

- 1. the receipt of the Viability Advisor's report; and**
- 2. the satisfactory completion of a S106 planning obligation ensuring that:**
 - i. Contributions are paid to the Borough Council in respect of off-site open space, and equipped play and sport provision in accordance with the Councils adopted SPD.**
 - ii. 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.**
 - iii. Contributions are paid towards Town Centre enhancement in accordance with the Town Centre Strategy.**
 - iv. 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

- 3. the conditions and informatives set out on pages 37 to 41 of the main agenda.**

[In respect of this agenda item Councillor Bill Hartnett disclosed an Other Disclosable interest in that he was a board member of Redditch Co-operative Homes (a division of Accord Housing

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Association). Councillor Hartnett left the room during consideration of this application and took no part in the debate or vote.]

23. APPLICATION 19/00134/FUL - LAND AT JUNCTION OF IPSLEY STREET, STATION WAY AND EVESHAM STREET REDDITCH B98 7AJ - JOSIE BISHTON

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.

Officers presented the report and described the proposed layout, elevations, and parking arrangements. The principle of residential use was acceptable, and as referred to on the previous application, Members were directed to the policies which supported density of dwellings in town centre sites, and provision of parking spaces. County Highways had no objections to the scheme.

Contributions had been agreed by the Applicant as set out on pages 50 to 51 of the main agenda, and Members were referred to the revised condition regarding electric vehicle charging points on page 4 of the Update Reports.

In response to questions from Member's, officers gave clarification that the spaces in the parking area would be communal (as opposed to allocated); there was other public parking in very close proximity to the site and the level of on-site parking had been deemed to be acceptable taking into account that residents of the supported living units may not have their own vehicles.

RESOLVED THAT

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

- 1. the conditions and informatives set out on pages 52 to 56 of the main agenda subject to the following change to the wording of condition 6**

"6. The development hereby permitted shall not be first occupied until the proposed development has been fitted with 2 electric charging points in accordance with Dwg. No. 201806/01F".

And

- 2. The satisfactory completion of a S106 planning obligation ensuring that:**

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- i. Contributions are paid to the Borough Council in respect of off-site open space, and equipped play and sport provision in accordance with the Councils adopted SPD.
- ii. 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.
- iii. 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, and 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 streetlight within the vicinity of the site.
- iv. Contributions are paid to NHS towards the cost of a local healthcare.
- v. Affordable housing be provided as part of the scheme - 14 self-contained supported one bedroom flats and 13 No. shared ownership apartment.

**24. APPLICATION 19/00571/FUL - 419 BIRCHFIELD ROAD
WEBHEATH REDDITCH B97 4NF - MR STUART O'MAHONEY**

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

Officers presented the report and in doing so commented that separation distances to the two neighbouring properties were acceptable and within policy; that there would be no material impact of overlooking; and that with regard to light and over shadowing to adjoining rear gardens (resulting from the two storey rear extension) the application complied with Council policies including the 45 degree rule.

Accordingly the application was recommended for approval.

The following public speakers addressed the Committee under the Council's public speaking rules:-

Mr Nicholas Forward	}	
Mr James Whitby	}	Local Residents
Mr Paul Stokes	}	

Mr Stuart O'Manoney – Applicant

During public speaking Mr Whitby referred the Members to photographs of the view of the application site from his property.

During the debate Member's asked for further clarification of separation distances as raised in public speaking.

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 60 of the main agenda.

**25. CONSULTATION ON A PLANNING APPLICATION -
19/00615/OUT (BROMSGROVE DISTRICT COUNCIL MATTER) -
FOXLYDIATE HOTEL BIRCHFIELD ROAD REDDITCH B98 6PX**

Officers presented the report and explained that the application site fell within the Bromsgrove District Council ("BDC") boundary, and that ultimately this was a matter that would be decided by the Bromsgrove District Council Planning Committee. Redditch Borough Council had been consulted because of the close proximity of the site to the Bromsgrove/Redditch boundary.

Officers had carried out a detailed appraisal of the application and Members were being asked to consider and endorse the officer appraisal as set out on pages 67 to 69 of the main agenda.

From a policy point of view, the site was included in the Bromsgrove District Council Plan to meet some of the developments requirements of Redditch Borough Council. Members were referred to the relevant policy documents, namely the Bromsgrove District Council Cross Boundary Policy in the Bromsgrove District Plan (Adopted 2017) and the Redditch Borough Council Cross Boundary Policy which was included as an appendix to the Redditch Local Plan No 4 (BORLP4) (Adopted January 2017).

Officers supported the principle of development to provide housing but questioned whether the Public House and Hotel building should be capable of inclusion on the Bromsgrove Local Heritage List. Secondly, it was noted that loss of the Public House which is a community facility should be considered further against Policy BDP12 "Sustainable Communities" of the Bromsgrove District Plan.

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Officers had concluded that even if the community asset was to be lost, consideration should be given to preserving the buildings, and that this could be pursued through exploring the opportunities for the Foxlydiate Pub and Hotel to be converted into housing, as opposed to being demolished.

In commenting on the consultation, Members were supportive of the need to provide housing but at the same time acknowledged the status of the pub and hotel buildings and concurred with the officer appraisal that conversion would be preferable to demolition.

RESOLVED that

- 1. The principle of housing on the site be supported, however objections be raised to the demolition element of the planning application.**
- 2. Members endorse the comments under the heading Officer Appraisal as set out in Appendix 1 (pages 67 to 69 of the main agenda).**

The Meeting commenced at 7.00 pm
and closed at 9.42 pm

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**PLANNING
COMMITTEE**14th August 2019

Planning Application 19/00247/FUL**Provision of a floodlighting system to football pitch comprising 6 no. 15m high mounting columns with 12 floodlights****Mettis Sports & Social Club, Cherry Tree Walk, Batchley, Redditch, B97 6PB****Applicant: Mr Julian Workman
Ward: Batchley And Brockhill Ward****(see additional papers for site plan)**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is within the Mettis Aerospace Sports and Social Club off Cherry Tree Walk, Batchley. The existing football pitch is sited immediately below (to the south) of a number of existing floodlit tennis courts. The pitch is sited to the north of Bromsgrove Road. To the west of the site lie dwellings, accessed via Woodland Road and to the east, dwellings accessed off Bromsgrove Road and Cherry Tree Walk.

The site comprises an area of Primarily Open Space as designated on the Borough of Redditch Local Plan No.4.

Proposal Description

Permission is sought for a floodlighting system to an existing football pitch. 6no. 15 metre high mounting columns would house a total of 12 floodlights (two floodlights for each column).

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

Redditch High Quality Design SPD

NPPF National Planning Policy Framework (2019)

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Relevant Planning History

2005/537/FUL	Construction of two additional tennis courts, floodlighting to all courts, replacement pavilion	Granted	19.01.2006
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Consultations**Sport England**

Comments summarised as follows:

Sport England has considered the application in light of the National Planning Policy Framework (particularly Paragraph 97) and Sport England's Playing Fields Policy.

The applicant's statement comments that they wish to proceed on the basis of only using the lighting for matchplay and not for training.

Clubs wishing to compete in FA competitions and in the National League System must achieve the required standard relevant to the level of competition and must obtain an approved Floodlighting Survey Chart and a Floodlighting Inspection Report in order to be accepted for entry into a competition.

The football club do not currently play at a level that requires floodlights (they currently play at Step 7), although we appreciate that this is their ambition.

Technically, eight, six or four columns of between 15m to 18m in height are used for grass pitches suitable for FA competitions and the National League System – the design details are acceptable in this respect.

We note that from a technical perspective the proposed lighting scheme is acceptable, and we note that Worcestershire Regulatory Services have raised no objections from a residential amenity perspective.

Sport England wishes to confirm that this application accords with Exception E2 of Sport England's Playing Fields Policy, and Paragraph 97 of the NPPF.

Worcestershire Highways

No objection

Worcestershire Regulatory Service: Light Pollution

Comments summarised as follows:

The revised floodlighting scheme is considered to be acceptable in terms of light spill impacting upon surrounding residential properties and complies with the E2 criteria of the Institute of Lighting Engineers (ILE) Guidance. The scheme should be implemented as proposed and I would recommend that a condition is imposed to restrict the operation of the floodlighting after 22:00hrs.

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Worcestershire Wildlife Trust

Comments summarised as follows:

No objections raised.

Having examined the proposals I do not consider that a bat survey is necessary.

The trees alongside Bromsgrove Road do not appear to be suitable for roosting bats and the road is partially lit already. Any main commuting and foraging areas for light-intolerant species are more likely to be alongside and within the woodland blocks to the south of the site rather than out in an open and already well-lit urban environment. Those species that are tolerant of light will not be significantly affected by the relatively modest change proposed here, especially in view of the seasonality of the proposed use.

Public Consultation Response

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

- Light pollution would lead to sleep deprivation
- The installation of floodlights would be a threat to bat habitats and would potentially affect their commuting and foraging routes and could lead to the bats abandoning their roosts
- During the winter months the pitch is often waterlogged and therefore not suitable as a playing surface. There is therefore insufficient justification for granting this planning application
- An increase in the number of parked cars along nearby residential streets would be a nuisance for residents
- Anti-social behaviour would increase

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 designated as Primarily Open Space in the Borough of Redditch Local Plan No.4. As such, Policy 13 would apply.

Policy 13 comments that: *“Open space will be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. In order to maintain the levels of open space provision in the Borough, proposals which would result in the total or partial loss of Primarily Open Space will not normally be granted planning permission unless it can be demonstrated that the need for development outweighs the value of the land as an open area.”*

In this case, the open space would be protected as an area of POS. Further, the proposed development would allow the football pitch to be used more intensively for a sporting leisure use and therefore would be fully compliant with Policy 13.

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Policy 43 (A): Leisure, tourism and culture, comments under 43.2 that Leisure, tourism and culture proposals, including new build, extensions or additions to existing facilities will be promoted and supported where:

- i. the proposal is located in places that are sustainable and accessible by a choice of transport modes, principally Redditch Town Centre and/or where additional visitor numbers can be accommodated without detriment to the local economy and environment; and
- ii. they support sustainable tourism or leisure developments and benefit the economy of the Borough and enhance community facilities.

Worcestershire County Highways have raised no objection to the application and the proposal would enhance an existing community facility. As such your officers consider that the application proposal would comply with Policy 43.

Impact upon residential amenity

It is important to ensure that the impact arising from the development, particularly in terms of light pollution does not materially impact upon the residential amenities currently enjoyed by occupiers of nearby dwellings.

The Borough Councils adopted High Quality Design SPD under 4.2.54 states that:

'Artificial light sources may cause significant harm to residential developments and wildlife. New street lights and security lighting within developments should be positioned in locations where they do not shine directly in dwelling windows, but provide sufficient lighting for safety and security on the street'

Under 4.2.55, it comments that *'the type of lighting selected should be relevant to the local context, character and use of the area and minimise the impact of light pollution as well as being as energy efficient as possible'*

Worcestershire Regulatory Services (WRS) have been consulted as part of this application and have raised no objections to the application based on amended plans which have recently been submitted in order to overcome original concerns regarding lux levels at surrounding residential properties. The submitted amended plans comfortably meet the required standards (max brightness levels) set out within the Institute of Lighting Engineers (ILE) guidance for Environmental Zone E3 (an area of medium ambient brightness: Urban residential areas) and the proposed lighting now meets the requirements of Environmental Zone E2 (an area of low ambient brightness: Outer urban or rural residential areas).

In terms of Para 4.2.55 of the SPD, your officers are satisfied that the lighting would be relevant to its local context and use of the area, and has minimised the impact of light pollution. Further, the applicant would be using energy efficient LED bulbs rather than less efficient Halogen type bulbs and therefore making the development as energy efficient as possible.

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The proposed floodlighting would only be used for match days and not during football training sessions. The football season runs from August through till early May and match days generally have kick off times at 2pm or 3pm on a Saturday with matches finishing at either 4 or 5pm. As such, the floodlighting would be in use for only a small part of the day. Evening kick offs are understood to be at approximately 7:30 pm with matches finishing at 9:30pm, typically on a Tuesday and / or on a Thursday evening (maximum two nights a week). The applicant is agreeable to the imposition of a planning condition (as recommended by WRS) which would mean that the floodlights could not be in use beyond 10pm.

Impact on Wildlife

It is noted that artificial light sources have the potential to cause harm to wildlife and the Worcestershire Wildlife Trust have been consulted on the application. They have raised no objection in this case. The proposed floodlighting is likely to be operational primarily for evening matches during the football season. Your officers have noted that bats are only active between the months of April and September, hibernating in the winter months when the floodlights will be in operation, albeit for a relatively short (approximately) 2 hour period. It is also noted that surrounding area is well-lit urban environment with street lights in existence along both sides of Bromsgrove Road and Woodland Road. Further, it should be noted that six tennis courts within the Mettis Sports & Social Club which are located to the immediate north of the football pitch are already floodlit with planning permission being granted for floodlighting under reference 2005/537/FUL in January 2006.

Conclusion

Your officers have concluded that this application to provide floodlighting to allow greater use of the existing football pitch is acceptable subject to the development complying with relevant submitted plans and providing the use of the floodlights are restricted in the interests of protecting the residential amenities enjoyed by the occupiers of neighbouring dwellings.

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.

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

Site Location Plan dated 22nd March 2019
15BHFSL Sports Pole Column Drg KL 4065-1 dated 22nd March 2019
Kingfisher Lighting plan D36043C: AMENDED 22nd Jul 2019

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

- 3) The floodlights shall be switched off daily between 22:00 hours and 09:00 hours

Reason: In the interests of the safeguarding the residential amenities enjoyed by the occupiers of neighbouring properties

- 4) The floodlights shall be in operation only on match days and shall not use used for training purposes

Reason: In the interests of the safeguarding the residential amenities enjoyed by the occupiers of neighbouring properties

Informatives

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

Procedural matters

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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**14th August 2019**Planning Application Consultation Response to Bromsgrove and Stratford-on-Avon District Councils**

Reference: Bromsgrove Planning Application No. 19/00619/REM
Stratford-on-Avon Planning Application 19/01545/REM

Site at: Redditch Gateway,
Land Adjacent To The A4023 Coventry Highway,

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT, BDC 17/00701/OUT, RBC 17/00700/OUT

Applicant: Stoford Gorcott Limited

Ward: Alvechurch South Ward
Closest Redditch Ward: Winyates

The author of this report is Steve Edden, Principal Planning officer, who can be contacted on Tel: (01527) 548474 ext: 8474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by both Bromsgrove District Council and Stratford-on-Avon District Council upon the application for approval of the matters reserved on the previous application, comprising details of access, appearance, landscaping, layout and scale. The Planning Application is due to be considered by Bromsgrove District Council's Planning Committee and Stratford-on-Avon District Council's Planning Committee in due course. This response would inform their decision making.

1. RECOMMENDATION: That :

- i. That RBC raise no objection to the reserved matters application(s) cited above and,
- ii. Members endorse the comments made under the heading "Officer Appraisal."

2. Purpose of Report

The purpose of this report is twofold -

- a. To inform members of the proposal, and
- b. To seek endorsement of a proposed response to the formal consultation from Bromsgrove and Stratford-on-Avon District Councils on the application

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3. Procedural Matters

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

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

- The application is for major development (more than 1000sqm of commercial/industrial floorspace) where the recommendation is for approval
- 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

4. Planning History

A duplicate application (19/01545/REM) has been submitted to Stratford-on-Avon District Council.

Redditch Gateway benefits from outline planning permission granted in 2018, and amended via a Section 73 application in 2019. The principle of development for B1, B2 and B8 use has been established.

5. Site Location and Description

- 5.1 The Proposed Development Site (hereafter called the Site) is situated approximately 2 kilometres to the north east of Redditch town centre and is part of the Redditch Gateway site. Redditch Gateway is separated by the A4023, dividing the site into north and south parcels. The Proposed Development would be located within the northern parcel, west of the A435. The Application Site is within the administrative areas of Bromsgrove and Stratford-on-Avon Districts. The majority of the proposed built form would be within the administrative area of Bromsgrove, with the parking and majority of the green infrastructure being located within the administrative area of Stratford-on-Avon District.
- 5.2 Located to the north east of the Application Site is Gorcott Hall (Grade II Listed Building), to the west is the established Ravensbank industrial estate, to the south is the A4023 and beyond that is the residential area of Winyates Green. To the east is the A435.
- 5.3 The Application Site comprises approximately 17.63ha of agricultural fields bounded by trees and subdivided by mixed hedgerows and trees. Passing through the middle of the Site is the Blacksoils Brook water course. Under the outline planning permission (as varied) the principle of diverting the water course has been secured to allow the creation of a single level building plot.
- 5.4 The reserved matters proposals are consistent with the approved parameters agreed within the outline planning permission as varied by the subsequent approved Section 73 application.

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5.5 The proposed development is for a B8 Use with ancillary uses including ancillary offices. It comprises 37% of the permitted floorspace at Redditch Gateway.

6. Phasing and Delivery

6.1 The Reserved Matters represents Phase 1 of Redditch Gateway with Phases 2 and 3 (on the southern parcel to the east of Winyates, yet to be applied for. Redditch Gateway benefits from an outline/ hybrid planning permission. Outline planning permission was granted for the development, with detailed planning permission being consented for Phase 1 Ground Engineering Works and means of access to the site. This has enabled Section 278 progression of the access junction that has included vegetation clearance around the highways access ahead of this first Phase Reserved Matters being submitted for the development of floorspace.

6.2 Upon receipt of the approval of these reserved matters for Phase 1, and subject to the necessary pre commencement planning conditions being satisfied also, works would commence to clear the Phase 1 site of vegetation. The process to divert the PROW via the appropriate Regulatory process has commenced. It would be possible to undertake earthworks (subject to necessary conditions being approved) in some parts of the site without the PROW being affected.

6.3 The diversion of the Blacksoils Brook, removal of the hedgerow alongside it and trees, would enable the formation of an earthworks platform. From here, the construction of the proposed building, roads, and structural landscaping would commence. Development of Phase 1 is expected to be completed by Autumn 2020 with the building being operational thereafter.

7. Use and Amount

7.1 OUTLINE / S73	Hectares / Sqm where specified
Floorspace permitted within Outline Parameters Plan	90,000 sqm
Use Classes Permitted	B1, B2, B8

7.2 RESERVED MATTERS	Hectares / Sqm where specified
Floorspace Proposed within this Reserved Matters Application	33,526 sqm (GIA)
Floorspace proposed within this reserved matters Application (GEA)	
Main building inc truckers	33934.15 sqm.
Gatehouse 1	38.42 sqm.
Gatehouse 2	17.50 sqm
Use Class Proposed	B8 with including ancillary floorspace (including B1a Office and welfare floorspace)
Developable area for roads, car parking and service yards	11.30
Soft landscape areas	6.71
- of which Conservation Buffer Zone	2.29

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8.1 OUTLINE / S73	Metres (AOD)
AOD building height within Outline Parameter's Plan	123 (125 including Plant)

8.2 RESERVED MATTERS	Metres (Height)
Proposed Building Height within this Reserved Matters Application	125 including Plant
- Warehouse (to top of parapet)	16.2
- Warehouse (to ridge)	14.6
- Ancillary B1a/Welfare	8.2
- Ancillary Welfare	6.4

8.3 The proposed building is located within the approved parameters height of 123.0 AOD for the parapet level and 125.0 AOD for the allowance for plant items including ventilation systems.

8.4 In order to minimize the actual roof heights of the buildings it is proposed that they incorporate a shallow pitched roof, with a fixed point ridge and parapet detail. The warehouse building height to the parapet is 16.2m, with an internal clear haunch height of 12m; The roof is located behind the parapet and is lower at 14.6m.

9. Layout

9.1 Site access was approved as part of the outline permission (as amended) and would be taken off the A4023 Coventry Highway which runs between the A435 and A441, these in turn provide direct access to the M42 and the national motorway work via the M5, M6 and M40.

9.2 The layout also necessitates the diversion of two Public Rights of Way – 585C and 588 D. Separate applications have been made for these diversions under the appropriate Regulations. The site layout shows the diverted footpaths and how these are proposed to extend further around the Application site too, providing additional walking opportunities for pedestrians.

9.3 The circulation road infrastructure would provide combined footways and cycleways throughout the Application Site. These would be flanked with grass verges and structural landscaping. Where the extended Public Right of Way meets with the circulation access road there would be an opportunity for pedestrians to join the more informal diverted footpath, via a crossing point.

9.4 The internal road network would include street lighting to adoptable standards.

9.5 Accessible DDA compliant parking would be provided adjacent to the buildings entrance. Levels would be appropriate to allow safe and convenient access to all.

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9.6 The yard access for this development is situated to the left off the new highway junction, with the road continuing round to the right giving access to the carparks. This access would also be used by the general day to day office refuse collection. The service yard fronting Coventry Highway would be screened from view with an acoustic fence, in addition the lorry parking to the north on the site would be screened from Gorcott Hall due to a level difference and the bunding / landscaping of the retained paddock area.

10. Appearance

10.1 The form of the large employment buildings need to address two primary concerns:

- To sit harmoniously within the site setting when seen from key long views, despite their potential overall size.
- To present an attractive and well considered design when seen from shorter views, avoiding a monolithic appearance.

10.2 The building can be considered as a series of boxes, with the roof hidden behind parapets. The office / Ancillary areas are single storey, but the main office does have an enclosed roof access tower giving links to both the proposed office and main warehouse roof.

10.3 Initial elevational treatments have been shown to officers and Parish Councils based on a dark grey pallet for the warehouse with silver / aluminum office elements, this was felt as been to dominating within the site environment so an alternative lighter scheme is proposed.

10.4 The warehouse would be finished in a flat composite panel system, with a light grey theme, with the main colour as RAL 9002, with feature blocks of RAL 7038, this is broken at a height of around 4m above the internal floor level by a feature band. The loading docks would be fitted within an insulated concrete sandwich wall system, which is a standard solution for this type of building. The single storey pods would be treated with the same type of cladding panel but in a dark grey RAL 180 40 05. All doors / windows / shutters would be of a dark grey RAL 7016 finish.

11. Landscape, Open Space, Drainage, Ecology, Lighting

11.1 An area of native woodland planting (1,365 sqm) is proposed to the north of the new building and this has been specifically designed as an 'evergreen rich' mix containing a high percentage of native evergreen species to provide habitat value and increased all year round screening.

11.2 Substantial numbers of free-standing trees are proposed across the site and these include a broad base of native deciduous trees (approximately 290 No) as well as a large number of native conifer trees (approximately 82 No) to add interest and habitat value.

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- 11.3 A number of orchard trees are also to be planted. Local varieties of plums, pears and apples would be selected on the basis of their heritage value, wildlife value and availability, in consultation with locally interested groups / Worcestershire Wildlife Trust.
- 11.4 As part of the detailed landscape scheme there are three primary types of planting, all with a very high proportion of native plants. These are Native Woodland Mix 10,514 sqm, Evergreen rich Woodland Mix (6,543 sqm) and Native Shrub Mix (275 sqm).
- 11.5 The scheme now includes some 1,360 linear metres of new, species rich native hedging. This is a significant improvement in quantity and species diversity over what is being removed as a consequence of the previous permission.
- 11.6 There are 4 veteran trees to be dealt with under the Veteran Tree Strategy. This includes a methodology to deal with the two types of tree on the site (tall / short). These have been developed in order to balance the practical difficulties presented by the specific shape, size and location of the individual tree with a way of maximizing their longer term habitat potential. Their new location is indicated as being a parcel of secluded existing undisturbed meadow to the immediate east of an existing retained hedgerow.
- 11.7 A variety of grassland types across the site are also proposed. A number of hibernacula bird boxes and bat boxes are proposed albeit their final locations (and specific type and number) are subject to final approval.
- 11.8 There are 8 new ponds across the site. Some serve a specific flood attenuation purpose and others serve as relocated habitat.
- 11.9 The original route of the county boundary that ran alongside Blacksoils brook would be highlighted within the soft landscape areas with a line of Populus Nigra (Black Poplar) and through the hard landscape area with a series of small discs. These are shown on the detailed landscape proposals and would be designed in partnership with Warwickshire and Worcestershire and would make specific reference to the county boundary.
- 11.10 The Application site has been subject to various periods of ecological survey since 2013. This has provided a comprehensive understanding of the baseline conditions. Specific protected species surveys have targeted for bats, badger, great crested newts, invertebrates and dormice. This baseline information has been used in understanding their ecological constraints for the Application Site.
- 11.11 Following the mitigation hierarchy, the best, mitigation measures relate to 'avoidance', meaning retain habitats where possible. In order to enable the proposed development it has not been possible to retain all existing habitats as this would be impossible. However, in so far as possible, the development layout has been designed to retain habitats including a number of mature trees and also hedgerows. This includes retention of a hedgerow which crosses the site and acts as an ecological corridor.

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- 11.12 Ecological surveys did identify the presence of badger and great crested newts. Mitigation and exclusion works for these species have already been implemented under licenses from Natural England. The exclusion works, as required by Natural England, have included appropriate compensation measures including creation of additional habitats.
- 11.13 Other measures comprise mitigation by design including a considered lighting scheme which minimizes, as far as possible, light spillage from the site, especially into the woodland to the north of the building.
- 11.14 Further mitigation measures include proposals to compensate and enhance areas of the site. Currently Blacksoils Brook is a shaded, straight ditch with limited ecological value. The proposed development would include diverting the brook providing the opportunity to increase the ecological value by varying the flow and strategic planting to provide shaded and unshaded areas.
- 11.15 The development proposals include a significant green infrastructure area in the south-east of the site, where a number of habitats would be retained and enhanced. The relatively poor quality grassland in this area would be enhanced, with shrub and tree planting.
- 11.16 At present there is limited ecological connection between the north and south parts of Redditch Gateway. To enhance this development and thereby increase foraging territory for badgers, an appropriately sized pipe would be provided under the A4023.
- 11.17 The Applicant has been working with Warwickshire County Council to provide a landscaping scheme that delivers a net gain in biodiversity to accord with relevant policy. It is intended that the net gain would be delivered by the ecological enhancement measures as outlined above. However, if for any reason there is not a resultant net gain (as determined by Warwickshire County Council's biodiversity calculator) then a contribution can be made to Warwickshire County Council to fund other off setting schemes in the County as detailed in the Section 106 Agreement. In this way a biodiversity net gain for the development can be guaranteed.
- 11.18 The Sustainable Drainage Statement and supporting appendices demonstrate that the drainage design for the development would comply with the relevant local and national standards, specifically the hierarchy of discharge, water quantity and quality criterion. Due to the unfavorable underlying ground conditions, disposal of surface water via infiltration is not considered to be feasible in this instance and so discharge is proposed into Blacksoils Brook via the requisite treatment methods.
- 11.19 Roof water runoff from the development would be collected via siphonic rainwater pipes and discharged into three treatment ponds. Rainwater from access roads would be collected by trapped gullies with sumps and discharged into the three treatment ponds. The runoff from the service yard areas would be collected via slot drains which would be conveyed and attenuated within an oversized surface water pipe network or storage tanks and discharged into the three treatment ponds. The runoff from the car park areas would be collected,

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conveyed and attenuated within a porous pavement system with clean stone sub-base and discharged into a swale and Downstream Defender proprietary treatment system.

11.20 The treatment train and attenuation methods described above would ensure that the quality of the water would not compromise the downstream SSSI and that water would leave the site at a restricted rate equivalent to the greenfield QBar rate.

12. Internal Access and Parking

12.1 The proposed 475 car parking spaces (including 24 accessible spaces) have been provided to cater for both the occupier's immediate and potential long-term use of the building. Given the nature of the operator's business, temporary staff would need to be employed for two months leading up to the busy Christmas period. Therefore, the provision includes overflow parking to cater for this peak demand.

12.2 As required under the Worcestershire County Council Streetscape Design Guide and the Consultation Draft of Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document (SPD), the ducting infrastructure for at least 48 (10%) electric vehicle (EV) charging spaces would be installed during construction.

12.3 Of these EV charging spaces, 22 (10% of the main car park) would be operational from first occupation through a combination of fast (visitors) and trickle (staff) charging points. The additional spaces would be activated should Travel Plan monitoring demonstrates that at least 15 spaces are being used regularly.

12.4 The proposed traffic signal-controlled crossroads would include the provision of bus lay-bys, complete with bus shelters, boards and travel information on either side of the A4023 Coventry Highway. These bus stops would be within a 350-metre walking distance of the main building entrance and provide an additional access to Johnson's Excelbus Service 15, which passes the site on the A4023 Coventry Highway, but does not currently stop.

12.5 In addition to this public bus service, the masterplan includes a bus turning facility to cater for private bus services should the occupier decide to organize such services, as part of its Travel Plan commitments.

12.6 Due to the need to provide a secure facility for the end occupier, it is proposed to divert FP588(D) to the northern perimeter of the site where it would connect with FP585(C), which itself would be diverted to the western perimeter of the site. The resulting footpath would connect with the existing FP799(C) to the west of the site. Pedestrian and cycle access would be provided via dedicated crossing facilities at the traffic signal-controlled crossroads on the A4023 Coventry Highway. These would connect with a direct route to staff and visitor entrances, with dropped kerbs and tactile paving at the lightly trafficked minor arm crossing of the HGV access.

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12.7 Pedestrian routes would also be provided both within and between the main and overflow car parks to ensure safe access to the building. It is proposed to provide 60 cycle parking spaces, which exceeds the 34 required under the Consultation Draft of Stratford-on-Avon District Council's Development Requirements Supplementary Planning Document (SPD).

12.8 Showers, lockers and changing facilities would also be provided within the building to encourage / facilitate travel by cycle.

13. Officer Appraisal

The proposal is within the scope of the parameter plan approved at the Outline stage and therefore officers consider the proposal to be acceptable.

14. Conclusion

That officers inform Bromsgrove District Council and Stratford-on-Avon District Council, that Redditch Borough Council is in support of applications 19/00619/REM and 19/01545/REM respectively, for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT , BDC 17/00701/OUT, RBC 17/00700/OUT

