



Planning Committee

Wed 18 Sep
2019
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

*making
difference*

www.redditchbc.gov.uk

If you have any queries on this Agenda please contact

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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, 18th September,
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 14th August 2019 (Pages 1 - 6)

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 19/00835/FUL - Land at West Avenue Smallwood Redditch B98 7DH - Mr D Broadbent (Pages 7 - 16)

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 - 32)

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

7. Consultation on Planning Application reference 19/01005/OUT Bromsgrove District Council - Redditch Gateway, Land adjacent to the A4023 Coventry Highway - Temporary Construction of access road - Stoford Gorcott Limited (Pages 33 - 36)

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

8. Exclusion of the Public

During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:

“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the following paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended:

Paragraph 1 - Any individuals

Paragraph 2 - Identity of individuals

Paragraph 6 – Giving by the Council of a Notice

9. Enforcement Report - Condition of Property - Residential property in Winyates, Redditch (Pages 37 - 42)

Please note that the Appendix to the report and relevant Site Plan are exempt documents as they contain exempt information relating to individuals' identities and alleged breaches of planning control which could result in enforcement action being taken by the Council. For that reason copies of those documents have been made available to Members only.

The specific categories under which the information is considered to be exempt as defined by S.100 I of the Local Government Act 1972, as amended, are as follows:-

Paragraph 1 – Any individuals

Paragraph 2 - Identity of individuals

Paragraph 6 – Giving by the Council of a Notice



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Wednesday, 14 August 2019

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Gemma Monaco (Vice-Chair) and Councillors Brandon Clayton, Andrew Fry, Bill Hartnett, Salman Akbar and Roger Bennett

Also Present:

Officers:

Steve Edden and Amar Hussain

Democratic Services Officer:

Sarah Sellers

26. APOLOGIES

Apologies for absence were received from Councillors Anthony Lovell, Nyear Nazir, Gareth Prosser and Jennifer Wheeler. Councillor Roger Bennett attended as substitute for Councillor Prosser, and Councillor Salman Akbar attended as substitute for Councillor Nazir.

27. DECLARATIONS OF INTEREST

In relation to application 19/00247/FUL Councillor Andrew Fry declared an Other Disclosable Interest in that he was acquainted with one of the speakers, namely Mr Martin Bassett. Councillor Fry remained and considered and voted on these matters.

In relation to application 19/00247/FUL Councillor Bill Hartnett declared an Other Disclosable Interest in that he was acquainted with one of the speakers, namely Mr John Wormington. Councillor Hartnett remained and considered and voted on these matters.

.....
Chair

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28. CONFIRMATION OF MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 17TH JULY 2019

RESOLVED that

The Minutes of the meeting of the Planning Committees held on 17th July 2019 be confirmed as a correct record and signed by the Chair.

29. UPDATE REPORTS

There was no update report.

30. APPLICATION 19/00247/FUL - METTIS SPORTS AND SOCIAL CLUB CHERRY TREE WALK BATCHLEY REDDITCH - MR JULIAN WORKMAN

Provision of a floodlighting system to football pitch comprising 6 no. 15m high mounting columns with 12 floodlights

Officers presented the report and outlined the application. At the invitation of the Chair Miss Zakrina Afzal and Mr John Wormington addressed the Committee under the Council's Public Speaking rules in objection to the application; Mr Martin Bassett addressed the Committee on behalf of the Applicant.

In responding to points made by the public speakers Members raised a number of issues which were clarified by officers including :-

- That Worcestershire Wildlife Trust had raised no objections and had not considered that a bat survey was necessary.
- That WRS had considered in detail the configuration of the proposed floodlights and the resultant lux levels, and had been satisfied that the scheme complied with the relevant guidance and was therefore acceptable.
- As such it would not be reasonable to impose additional conditions regarding screening.
- That Conditions 3 and 4 as worded would limit the use of the floodlights to between the hours of 9 am and 10 pm on match days only.

Members noted the wish for the football club (Redditch Borough Football Club) to enhance the facilities at the ground to a higher standard as required by the Football Association (FA), but officers advised that any discussion as to whether the club might be

promoted leading to additional usage of the pitch was too speculative.

Following further discussion the recommendation was proposed and seconded with the addition of an extra condition as to the design of the cowling for the floodlights, and with extra wording to be included in Condition 4.

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 15 to 16 of the main agenda subject to the following change to the wording of Condition 4;**

“Condition 4

Use of the floodlights shall only be available to the team from Redditch Borough Football Club currently using the pitch as their home ground (or its successor) and shall be in operation only on match days and shall not be used for training purposes.

Reason: in the interests of safeguarding the residential amenities enjoyed by the occupiers of neighbouring properties.”

And

- 2. the addition of an additional Condition 5 worded as follows**

“Condition 5

Installation of the floodlights shall not take place until the Council has approved the design of suitable cowling to be fitted to the lights to limit the leakage of light to residential properties in the vicinity.

Reason: in the interests of safeguarding the residential amenities enjoyed by the occupiers of neighbouring properties.”

[In relation to this agenda item Councillor Andrew Fry declared an Other Disclosable Interest in that he was acquainted with one of the speakers, namely Mr Martin Bassett. Councillor Fry remained and considered and voted on these matters.

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In relation to this agenda item Councillor Bill Hartnett declared an Other Disclosable Interest in that he was acquainted with one of the speakers, namely Mr John Wormington. Councillor Hartnett remained and considered and voted on these matters.]

31. 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

Officers presented the report and explained that the application site fell within the boundaries of Bromsgrove District Council and Stratford-on-Avon District Council, and that the Planning Committees of those Councils would decide the applications. Redditch Borough Council had been invited to comment as consultee.

Outline planning permission previously having been granted, the applicant was seeking approval of reserved matters for Phase 1 of the Redditch Gateway consisting of the construction of a large building for B8 use (storage and distribution) with ancillary B1 use (offices). Matters to be determined included landscaping, layout, scale and access to the building, internal access roads, car parking and structural landscape works inclusive of an ecological enhancement area.

During the debate Members raised a number of matters and voiced concerns about how the development would impact on the local area. It was noted that although the determining authorities would be Bromsgrove District Council and Stratford-on-Avon District Council, the geography of the site was such that the population living near the site who might be affected by it were all residents of Redditch Borough Council.

Whilst acknowledging that outline planning permission had been granted, in discussing the consultation response Members commented on a number of specific issues including:-

- The areas shown on the plan for lorry parking, and how this interacted with the processes of loading and unloading. Members asked for clarification about where loading bays would be located and commented that were loading activities located on the northern side of the building this might lessen any impact on residential properties.

- The colour of the building and whether using a grey colour scheme would be appropriate. In view of the scale of the building Members were concerned that any colour scheme should act to minimise any impact and help the structure to blend in with its surroundings. Members questioned whether materials other than paint should be considered. Members also commented that on the artists impression of the Eastern side of the structure the white roof section was very bright and visible.
- Ecological and wildlife mitigation and whether these had been sufficiently provided for. In particular Members commented on the badger pipe and were concerned that the scale of these types of interventions should be increased in the interests of wildlife conservation.
- The arrangements for car parking and whether flood lighting would be installed and the possible impact of car park use and lighting pollution.
- The proposals for tree planting and whether the mix of trees proposed was what would be expected for an area such as Redditch.

Members sought clarification as to how the current applications linked to the previous variation application made to Redditch Borough Council and determined by Planning Committee on 18th March 2019 under planning reference 18/01626/S73. Officers confirmed that it remained the case that the conditions referred to in Minute 75 (b) of the meeting on 18th March 2019 would come back to Members.

In light of the matters discussed, the Members indicated that they wished to submit a more detailed consultation response than that provided for in the report and there was a short adjournment for officers to consider a suitable form of wording.

RESOLVED that

- 1. Members support the principle of development in accordance with the parameter plan approved at the outline stage subject to instructing officers to feedback comments on the following specific issues namely:-**
 - a. Clarification of details of the floodlighting and the impact of any light pollution ;**

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- b. That further consultation with Worcestershire Wildlife Trust be carried out as to whether additional provision is required for wildlife and ecological mitigation;
 - c. Clarification of the position and operating regime of the loading bays;
 - d. Members do not believe that the current proposed colour scheme of the building would be acceptable, and that different colours/materials should be considered, including further consultation on this issue with the Committee;
 - e. Clarification of the suitability of the tree species indicated, and in particular whether the mix of trees is suited to the location in Redditch.
2. Members noted the contents of the Minutes of the meeting of the Planning Committee held on 18th March 2019 with regard to Planning Application ref 18/01626/S73 and endorsed their previous request that the conditions referred to in Minute 75 resolution (b) be brought back to Committee prior to being discharged.

[Councillor Gemma Monaco participated in the debate but had to leave the meeting during the adjournment and was not present for the vote]

The Meeting commenced at 7.00 pm
and closed at 9.05 pm

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Planning Application 19/00835/FUL**Proposed development of 6no. self-contained flats****Land In, West Avenue, Redditch, Worcestershire, B98 7DH,****Applicant: Mr D Broadbent
Ward: Central Ward****(see additional papers for site plan)**

The author of this report is Mrs Alison Young, Planning Officer (DM), who can be contacted on Tel: 01527 881233 Email: alison.young@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is an irregularly shaped and sloping area of land located off West Avenue in Redditch. The only built development currently on the site is a single, concrete sectional garage. The garage is located to the north of the site adjoining West Avenue. To the east of the garage is an access which is within the ownership of the applicant but which is shared with the neighbouring property to the east of the site which is used as a community centre offering a wide range of counselling and educational and health support. The community centre is located within an attractive three storey, brick building. The site adjoins the rear elevation of this building and a rear disabled access door.

The site is sloping scrub grassland and slopes down from west to east. To the west of the site, on rising ground and at a higher level than the site is a three storey residential development. There is an existing palisade fence along the western boundary of the site adjoin a footpath which is between the site and three storey development. To the south of the site is a group of mature trees. The site is located within a mixed use area with a nursing home and children's day nursery sited to the northern side of West Avenue.

Proposal description

The proposed development is a two storey block containing 6 flats, four x two bedroom and two x one bedroom flats. The block would be split level to take into account the changes in land levels and so part of the building would contain a lower ground floor. The proposed building would be finished in red brick and render cement panelling and with plain roof tiles. The main windows on the building would face to the north and south and away from neighbouring properties. The layout indicates that 6 resident parking spaces can be provided within the site along with two visitor spaces. A small amount of amenity space is proposed to the south and west of the building enclosed by close boarded fencing.

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

Policy 2: Settlement Hierarchy

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Policy 3: Development Strategy
 Policy 4: Housing Provision
 Policy 5: Effective and Efficient use of Land
 Policy 16: Natural Environment
 Policy 17: Flood Risk Management
 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

Relevant Planning History

2015/036/FUL	Proposed development of 6no. self-contained flats	Approved	24.06.2015
2006/225/OUT	Outline application for detached dwelling	Refused	22.06.2006
2002/507/FUL	Change Of Use From Residential To Community Use	Approved	31.12.2002
2000/456/FUL	New dwelling	Refused	15.05.2001
1995/275/FUL	Proposed new dwelling	Refused	02.04.1996

Consultations

Arboricultural Officer

Comments summarised as follows: No objection subject to a condition to ensure that the root protection area of mature trees which are located within the garden area of the proposal development are protected during the course of development

Highways Redditch

Comments summarised as follows: No objection, the site is in a residential and sustainable location within walking distance of facilities. The site is close to West Avenue which benefits from footpaths and street lighting and there are no parking restrictions in force in the vicinity. Conditions recommended regarding bound a material for access, EV charging point, cycle parking and requiring conformity with plans.

WRS - Contaminated Land

Comments summarised as follows: No objection subject to a landfill and ground gas condition requiring survey and mitigation.

WRS - Noise

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No objection

North Worcestershire Water Management

Comments summarised as follows: No objection, within flood zone 1 and a SUDS feature could be used as described in the energy statement.

Severn Trent Water Ltd

Comments summarised as follows: No objection subject to a condition requiring submission of drainage details

Public Consultation Response

Two letters of representation received from neighbouring occupiers received raising the following concerns:-

- Exacerbate existing parking and access issues.
- Assisted living facility opposite and community use adjacent to site require unimpeded access by emergency services
- Overlooking of, loss of privacy to and overbearing impact on adjoining vulnerable persons centre. Size, design and position of building would be detrimental to neighbouring occupiers
- Visually overbearing on adjoining attractive, historic Victorian building
- Impact on trees
- Previous refusals on the site
- Impact on intensively used vulnerable person's centre which provides important mental health and domestic abuse services and impact on clients of these services
- Details with regards to flooding are inaccurate and the adjoining building regularly floods

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

Assessment of Proposal

Principle of development

The site is located within Redditch and in close proximity to the town centre and associated facilities and the site is therefore within a sustainable location for new residential development. Planning consent was granted in June 2015 for the same development as now proposed although no start was made on the development and the approval expired in June 2018. Subsequent to the determination of the previous 2015 application the Redditch Local Plan No 4 has been adopted and the application site is now listed as a site allocated for housing under Policy 4 - Housing Provision. Appendix 2 of the Local Plan identifies the site as No 217 with a capacity of 9 dwellings. On this basis residential development is considered to be appropriate in principle on the site.

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Scale and design/ appearance of development

The area around the application site has a mix of uses and a mix of style, scale and design of buildings. The uses surrounding the site are a mix of community uses and residential developments. The site is a relatively linear parcel of land which is oriented so that only the narrow end of the site adjoins the road and the part of the site that would accommodate the development adjoins residential development to the west and the community use to the east. As a result of the position of the proposed building and the levels of the site the building would be end on to the road and it would not be prominent in the street scene when viewed from the road. The building would follow the orientation of the existing three storey residential development to the west of the site. This adjoining development is relatively new and is finished in red brick and render. Other buildings in the vicinity of the site are predominantly brick finish and the buildings are of different scales to take account of the changing land levels. The proposed development is a two/ three storey building and the proposed finish is brick with render panels. The scale and design of the proposed development would not be out of keeping with surrounding built development and the development could be accommodated without harming the character and appearance of the area.

Amenity

The development has been designed so that the main habitable room windows are sited on the northern and southern end elevations of the proposed building which face the road and a group of trees. The building has been designed so that there would be no adverse overlooking of the community building to the east or residential development to the west. Objection has been received from the Manager of the community centre based on the close proximity of the proposed development, the resulting overbearing impact and the incompatibility of the uses in terms of impact on both vulnerable users of the community facility and the future occupiers of the flats.

The proposed building would be located in close proximity to the community centre with only a narrow pedestrian access between the buildings however the site adjoins the side elevation of the community facility and not a principle elevation. There are no main windows on this side elevation and although there is a door to which emergency access is required at all times the development could be accommodated without affecting this access.

The site is allocated for residential use and consent has previously been granted for the scheme now proposed and although the location is a mixed use area the residential use and surrounding uses cannot be considered to be incompatible. 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. The layout demonstrates that the scheme complies with the High Quality Design SPD with respect to separation distances and due to the land levels and orientation of the buildings the development would not result in an overbearing impact on the adjoining building.

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Highway safety and parking

The proposed development would utilise an existing access and the Highway Authority has raised no objection to the proposals. Objections have been received with regards to existing parking issues in the vicinity of the site however the plans indicate that parking provision can be made on site with one space for each of the proposed flats along with two visitor spaces and the Highway Authority has not objected on grounds of lack of parking provision.

Trees

There is a group of mature trees to the south of the site although there are no trees within the site itself. The Tree Officer has commented that the Root Protection Areas of trees would be located in the garden area of the proposed flats and that a condition should ensure that these are protected during the course of development.

Drainage

An objection has been raised stating that the site and adjoining property flood although the site is located within flood zone 1. NWWM have no records of flooding to the site and the Environment Agency's surface water flood maps show low surface water flood risk to the site. The submitted energy statement states that on site SUDS for disposal of surface water is impractical but that a holding tank is proposed with run off into the public sewer. This solution would be acceptable to the Land Drainage Officer and details can be required by condition. This would ensure that the development would not exacerbate surface water flooding.

Conclusion

The proposal would amount to sustainable development, would be sited on land allocated for housing, and would not conflict with the Borough of Redditch Local Plan No.4 as a whole.

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

RECOMMENDATION:

That having regard to the development plan and to all other material 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:
1350.2B
1350.3A
1350.4D

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) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

0800 to 1800 hours Monday to Friday
0900 to 1200 hours Saturdays

and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity.

- 5) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

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

- 6) a) No development shall commence until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with current UK guidance and best practice.

(b) Where the approved risk assessment (required by condition (a) above) identifies ground gases or vapours posing unacceptable risks, no

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development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

(c) Following implementation and completion of the approved remediation scheme (required by condition (b) above) and prior to the first occupation of the development, a verification report shall be completed in accordance with current UK guidance and best practice, and submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

(d) No development shall commence until a long term monitoring and maintenance scheme (to include monitoring the long-term effectiveness of the remediation and reporting on the same), where required, has been submitted to and approved by the Local Planning Authority. The approved scheme must be carried out in accordance with its terms, recommendations and time tables. All further reports produced shall be submitted to and approved in writing by the Local Planning Authority, and then carried out in accordance with its terms, recommendations and timetables.

Reason:- To ensure that the risks to buildings and their occupants from former landfill sites are adequately addressed in accordance with the National Planning Policy Framework. The reason for the pre- recommencement nature of the condition is –

There is potential for contamination to exist on the site. The degree and extent of contamination is currently unknown. More information relating to ground conditions is required to determine whether or not remediation will be required (prior to any construction work commencing).

- Where remediation is necessary, this remediation may involve work/techniques that need to be completed before any development is commenced, for example the removal from site of contaminated soils/underground structures, the design and incorporation of gas protection measures in any buildings etc. To carry out such work after construction has started/been completed, may require potentially expensive retro-fitting and in some cases the demolition of construction work already completed.

- 7) All retained trees and their Root Protection Areas must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the Root Protection Areas of any retained trees.

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Reason: In order to protect the trees which form an important part of the amenity of the site.

- 8) The Development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason:- In the interests of highway safety and to ensure effective drainage of surface water.

- 9) The Development hereby permitted shall not be first occupied until one of the proposed car parking spaces for each dwelling has 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.

- 10) 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.

Informatives

- 1) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.
- 2) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

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- 3) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 4) Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

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**18th September 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 Helena Plant, Development Control Manager, who can be contacted on Tel: (01527) 881335 Email:

h.plant@bromsgroveandredditch.gov.uk for more information.

Purpose and scope of report

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. Members considered this request at their meeting on 14th August 2019 and that report and associated site plan is attached as **Appendix 1**.

That report recommended that Officers inform Bromsgrove District Council and Stratford-on-Avon District Council that Redditch Borough Council was in support of the applications. At the Committee meeting Members wished to add more detail to that recommendation and requested Officers feedback comments on specific issues numbered a) to e) as part of their consultation response. With respect to the specific element of the Reserved Matters Applications that relates to appearance, Item d) (the colour scheme for the building) required referral back to this Committee for further consultation and that is the purpose of this report.

Officers report to Planning Committee in August set out details of the; planning history, site location and description, phasing and delivery, use and amount of development, scale, layout, landscape, open space, drainage, ecology, lighting, internal access and parking. Members have already commented upon these

REDDITCH BOROUGH COUNCIL**PLANNING
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issues and therefore these matters are not repeated here.

The Planning Applications are 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 the decision making of those Council's and supplement the views already expressed by this Committee.

Procedural Matters

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

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

- The application is for major development (more than 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
- In addition to the above points, Members expressly requested that this matter be brought back to Committee for further consultation.

Background

Redditch Gateway site 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 therefore within the administrative areas of Bromsgrove and Stratford-on-Avon Districts only. 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.

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.

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.

Appearance

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

REDDITCH BOROUGH COUNCIL**PLANNING
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- 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.

The colour palette proposed essentially uses four shades of grey and a feature colour band in a blue tone. The smaller elements of the building, such as the offices which are sited on the corners of the warehouse and along the main frontage to the carpark, are detailed in a mid-grey (RAL 180 40 05) with darker grey (RAL 70 16) detailing the doors windows and shutters to these areas. In contrast the main warehouse is detailed in a lighter grey (RAL 9002). Variety is introduced to elevations by the use of a contrasting colour on the stair towers (RAL 7038). A Feature band is also proposed to the warehouse in the form of blue (RAL5012) treatment at eaves level

Members of this Committee expressed concern at the August meeting as to the proposed grey colour scheme and questioned whether it would minimize the impact of the building or assist in blending in with its surroundings. Whether other materials had been considered and the brightness of the white roof section was also raised.

In response to these concerns information has been provided and is summarized below;

Outline

The landscape and visual impact of the proposed development was considered at outline stage via the Environmental Statement (ES). Views of the site from two assessed points show that it is not the building that is visible, but its roof. At that stage the roof was shown as being a light colour – and not green.

Consideration of the impact of the building on nearest residents formed part of the ES Chapter 10 supporting the Section 73 consent. This assessment does not single out colour as a direct impact. Roof colour was highlighted in terms of its relationship with Gorcott Hall, however current proposals do not move away from the light colouring shown on the montages and agreed at outline stage. Furthermore, views of the site limit roofscape visibility. For example Winyates' residents would not see the roof given the difference in levels/heights and the fact that the roof is surrounded by a parapet.

Assimilating the building into its local context is important and the approved Design and Access Statement included such an assessment. Figure 22 shows the existing buildings on Hedera Road, the adjacent industrial estate which form some of the backdrop for Redditch Gateway. These units are from the grey colour palette. None are for example green or visually bright. The applicant has sought to blend the development with this context as opposed to creating a visual contrast.

Finally, the DAS Section 9 presents an overview of the principles to be applied to the matter of Appearance and this includes the range of colours from which the reserved matters would draw. Illustrations on pages 41 and 42 show how the grey and white colour range would be depicted on site. The DAS formed part of the approved documents for the extant consent.

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Reserved Matters Application

The reserved matters, reflects the principles previously agreed and uses a variety of grey shades and are depicted through a number of computer generated images. The CGI from Coventry Highway clearly illustrates the limited views of the upper elements of the elevation. From this vantage point where the upper limits of the building are seen against the sky, the use of grey tones is considered more sensitive, than for example a contrasting colour.

Consideration of the impact of the building on residents in Kingham Close is also demonstrated via a CGI. The image shows a white wire line edged building - demonstrating that even at second floor level, the building is hidden behind the trees that will be retained.

The submitted DAS, sets out how consultation has already seen the previously proposed darker grey colour palette amended to a lighter version, more appropriate to its context.

Overall the agents have proposed a colour palette that is both consistent with local built form and yet is modern, and reflects a colour range that is attractive to investors. One which will act as a catalyst for the residual part of the Gateway scheme, with a light, 'airy', crisp, clean image reflective of the ethos of the Gateway site being a 'gamechanger' site. Occupiers state that they seek such premises and are keen to lose the 'tag' of low quality and dated floor space that has historically been associated with B2/B8 Uses.

Officer Appraisal

The current RSM application reflects the principles and parameters agreed at Outline stage and S73 stages. The local context (including that adjacent to Gorcott Hall), the impact on residents and the wider visual impacts of the development have all been considered and the use of grey tones/light roof is seen as the most sensitive and appropriate. Officers are of the view that the appearance of the building as proposed should be supported.

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 with respect to the appearance of the development.

RECOMMENDATION: That :

- i. That RBC raise no objection to the reserved matters applications cited above with respect to appearance and,
- ii. Members endorse the comments made under the heading "Officer Appraisal."

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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

REDDITCH BOROUGH COUNCIL**PLANNING
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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.

REDDITCH BOROUGH COUNCIL**PLANNING
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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 Gatehouse 1 Gatehouse 2	33934.15 sqm. 38.42 sqm. 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 - of which Conservation Buffer Zone	6.71 2.29

REDDITCH BOROUGH COUNCIL**PLANNING
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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.

REDDITCH BOROUGH COUNCIL**PLANNING
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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.

REDDITCH BOROUGH COUNCIL**PLANNING
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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.

REDDITCH BOROUGH COUNCIL**PLANNING
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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

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**18th September 2019**Planning Application Consultation Response to Bromsgrove District Council**

Reference: Bromsgrove Planning Application No. 19/01005/REM

Site at: Hedera Road, Moons Moat North Industrial Estate, Redditch,

Proposal: Temporary construction access road, between Hedera Road and the Redditch Gateway (north) site.

Applicant: Stoford Gorcott Limited

Ward: Alvechurch South Ward
Closest Redditch Ward: Winyates

The author of this report is Helena Plant, Development Control Manager, who can be contacted on Tel: (01527) 881335 ext: 1335
Email: h.plant@brosgroveandredditch.gov.uk for more information.

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon the above application. The Planning Application is due to be considered by Bromsgrove District Council's Planning Committee in due course. This response would inform their decision making.

1. RECOMMENDATION: That :

- i. RBC raise no objection to the application 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 District Council on the application

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 Head of Service or Development Control Manager (or their nominated deputy) considers that the application should be considered by Committee

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- 3.2 Please note the advice from Central Government to Statutory Consultees at Appendix 1.

4. Planning History

19/00619/REM Pending Determination

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

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 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.
- 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.

6. Proposal

- 6.1 The extant planning permission includes a new site access with the Coventry Highway, which is currently subject to technical approval and is with the Highway Authority for consideration. Whilst this will form the site access for the approved use, the need to commence on site construction, including earthworks, requires a separate point of construction access. A temporary construction access is therefore proposed.

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6.2 The access is to be formed as an unbound surface and therefore will not comprise a bespoke surface water drainage scheme. A 150mm pipe is included within the drawings which will facilitate the continued drainage of an existing field ditch, which the proposed development of the access road will temporarily cross. The temporary access road would be used for the duration of the construction programme for the northern site and this is expected to complete in March 2021. The site, including the hedgerow will then be reinstated. This detailed planning application comprises:

- Site Location and Red Line Application Boundary Drawing – REG BWB HGN HW01 DR C 0105 S1 P1
- Proposed Temporary Access Road Drawing - REG-BWB-HGN-HW01-DR-C-0104-S1-P2
- Ecology Statement Letter prepared by Ramboll dated 17th July 2019

7. Bromsgrove District Council have undertaken the requisite consultations in respect of this application.

8. Officer Appraisal

Members should be aware that Condition 18 of the extant S73 permission makes provision for the details of any temporary accesses for construction traffic to be submitted prior to the commencement of development.

Condition 18 stated that:

Prior to commencement of development with the exception of ecological mitigation including hedgerow and tree removal and archaeological investigation works, a Highways Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include:-

- a. *measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;*
- b. *details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);*
- c. *arrangements for unloading and maneuvering of delivery vehicles;*
- d. *details of any temporary construction accesses and details of the reinstatement of land following the closure of such temporary accesses;*
- e. *details of construction traffic and HGV construction traffic, to prevent traffic utilising routes through Studley, Mappleborough Green, Tanworth in Arden and Henley in Arden;*
- f. *a highway condition survey, timescale for re-inspections, and details of any reinstatement;*
- g. *demolition/groundworks/construction work contained within the northern and southern development parcels shall not take place outside the following hours:*

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Monday to Friday 07:00 - 18:00 hrs

Saturdays 08:00 - 13:00 hrs

There shall be no work on Sundays and Public Holidays

The measures set out in the approved Construction Environmental Management Plan shall be carried out 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 in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to ensure safe access to the site and to prevent harm being caused to the amenity of the area.

Members may recall that when they considered application 18/01626/S73 at Planning Committee on 18th March 2019 their resolution to grant included the caveat that -

b) That the discharge of the conditions listed in the title of the application (conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37) be brought back to Planning Committee for decision.

Condition 18 was one of these conditions. Details pursuant to condition 18 have not yet been submitted for consideration, but condition 18 would still apply to this route if members grant planning permission.

9. Conclusion

That officers inform Bromsgrove District Council, that Redditch Borough Council has no objection in respect of application 19/01005/FUL.

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Responsible Portfolio Holder	Councillor Matthew Dormer
Responsible Head of Services	Ruth Bamford
The Appendix and Site Plan to this report contain exempt information as defined in Paragraphs 1, 2 and 6 of Part 1 of Schedule 12A to the Local Government Act 1972, as amended.	

ENFORCEMENT REPORT - CONDITION OF PROPERTY

Allegation; Condition of property

Location; Winyates, Redditch.

Ward; Winyates Ward.

The author of this report is Simon Jones – Principal Planning Officer, who can be contacted on 01527 548211 ext 2568 or email: simon.jones@bromsgroveandredditch.gov.uk for more information.

(see additional papers for confidential site plan)**Site Description**

The property is a semi-detached two storey dwelling located within a residential area, east of Alders Drive and west of Farmoor Lane. The immediate street scene consists of four similar dwellings set back from the vehicular highway with a pedestrian footpath to the south and east.

Relevant site Planning history

The property was built *circa*. 1977 and both the freehold and lease are in the same ownership. There is no other relevant planning history

Relevant site enforcement history and investigation details:**June 2016**

The condition of the property was first investigated by the planning enforcement team in June 2016 when the investigating Planning Enforcement Officer considered the condition of the property did not adversely impact the street scene so as to warrant enforcement action in the wider public interest. The investigation was closed without further action.

May 2017

A Housing Strategy and Enabling Officer from the Council's Strategic Housing team attended a joint site visit with a Planning Enforcement Officer to review the condition of the property on 8 May 2017. This revealed that in addition to the overgrown shrubbery, the condition of the integral garage door had the potential to allow anti-social behaviour or vermin/animals to enter the property and further deteriorate the condition of the dwelling.

August 2017

The Planning Enforcement team investigated ownership of the property further to establish a contact address. The Housing Strategy and Enabling Officer wrote to the

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owner on 8 August 2017 advising them that the condition of the property was not acceptable and that an agree schedule of works to remedy the front garden and unsecure condition of the property was required. The letter also warned the owner that action under Section 215 of the Town and Country Planning Act 1990 would be taken if no action was taken or agreement made to remedy the condition of the property, as observed from the street scene. No such undertaking was received.

September 2017

The case was referred to the Council's Complex Case Group in September 2017 for consideration of any other appropriate powers which could be exercised (including purchasing the property) given planning legislation restricts action to amenity issues affecting the streetscene only.

June 2018

A further site visit was conducted by the Planning Enforcement team on 8 June 2018 which revealed no action had been carried out.

May 2019

No other appropriate powers were identified by the Complex Case Group. A Notice was subsequently served on the owner of the property under Section 215 of the Town and Country Planning Act 1990.

The Section 215 Notice required the owner to take the following steps:

1. Clear the front garden area to the dwelling of weeds and prune overgrown plants and trees.
2. Clear the driveway to the front of the dwelling of weeds and overgrown plants and trees.
3. Clear the back garden area of weeds and prune overgrown plants and trees.
4. Remove from the land (as shown shaded red on the attached plan) and adjacent public highway the resultant waste matter, including any detritus uncovered as a result of the works, to an authorised place of disposal

The period for compliance set out in the notice was one month from the date the Notice took effect. The compliance date was 10 July 2019.

September 2019

A further site visit on 3 September 2019 revealed the garage door has been secured but the requirements of the Section 215 Notice detailed above have not been carried out.

Assessment

The condition of this property is such that it is adversely affecting the amenity of the area. This matter has been ongoing since June 2016. No contact has been received by the Planning Enforcement team from the property owner, or any person or persons appointed to represent their interests. The property has been vacant and unoccupied since investigation commenced in June 2016.

Due to the lack of response of the owners of the property, direct action is seen as an option to remedy the overgrown plants, trees and shrubbery.

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If Members are minded to approve direct action and the property owner subsequently permits the condition of the property to relapse, the wider public interest may not be well served in repeating this process. Therefore Members may also be minded to direct its Officers to seek prosecution for failure to comply with the requirements of the Section 215 Notice.

Prosecution in Magistrates Courts can only result in the imposition of a fine without the Court having powers to order compliance with the Section 215 Notice and thus improve the condition of the site. It is also felt that prosecution may be onerous given that we would be dealing with an absent owner who has never responded to any contact by the Planning Enforcement team.

Officers consider that in this particular case the most appropriate course of action would be to use the powers under Section 219 of the Town and Country Planning Act 1990 Planning Act to undertake clean up works and recover the costs from the owner by imposition of a charge against the property.

Financial Implications

There is a financial implication for the Council as the cost of any direct action to clear the property will have to come out of existing budgets. It is considered that this would be alleviated by taking the necessary action to place a charge on the land and thereafter taking legal steps to recover the costs.

The risk therefore would relate to how and when those costs are recovered. There would be no recompense for the Officer time expended on the matter as this would be met from existing budgets.

Legal Risk/ Implications

In terms of the exempt elements of the report (Confidential Site Plan provided under separate cover), and the "public interest" test for exempt consideration, Officers considered that it is rarely likely to be in the public's best interest to reveal information which is the subject of possible legal action (S.100 1 of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order, 2006) refers.

Conclusion

The condition of this property is such that action is urgently required to alleviate the harm to amenity of the locality and to those of neighbouring properties. As the owner cannot or will not take responsibility, the Planning Enforcement Officer considers that the only way forward in this matter is to take direct action and carry out the works in default.

RECOMMENDATION:

The Committee is asked to RESOLVE that:

In relation to a breach of planning control (this being the overgrown condition of the land surrounding the dwelling), authority be delegated to the Head of Legal,

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Equality and Democratic Services, in consultation with the Head of Planning and Regeneration, to take the following action:

- (a) Carry out the works specified in steps 1 to 4 of the Section 215 Notice to tidy the land, remove and dispose of resultant waste matter;**
- (b) To instruct legal officers to take all necessary steps to secure the recovery of all costs incurred by the placing of a charge on the property.**

Attachments

Confidential Appendix – under separate cover

Confidential Site Plan – under separate cover

By virtue of paragraph(s) 1, 2, 6a, 6b of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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