



# Planning Committee

Wed 25 Mar  
2020  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
difference*

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

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

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



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## **GUIDANCE ON PUBLIC SPEAKING**

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

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

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

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

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

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

## Further assistance:

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

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

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



# Planning

COMMITTEE

Wednesday, 25th March, 2020

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

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

### 1. Apologies

### 2. Declarations of Interest

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

### 3. Confirmation of Minutes of the Planning Committee meeting held on 4th March 2020 (Pages 1 - 8)

### 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 19/01600/REM - Victoria Works Edward Street Redditch B97 6HA - Mr George Stoyan (Pages 9 - 20)

### 6. Application 19/01622/FUL - Land North of Clive Works Edward Street Redditch - Mr George Stoyan (Pages 21 - 38)

### 7. Consultation Report - Application 20/00521/FUL (Stratford-on-Avon) High House Farm Birmingham Road Mappleborough Green Studley B80 7DF - LNT Care Developments Ltd (Pages 39 - 40)

Please note there will be no public speaking on this item.

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Wednesday, 4 March 2020

## MINUTES

### Present:

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

### Officers:

Helena Plant, Emily Farmer, Steve Edden and Amar Hussain

### Democratic Services Officer:

Sarah Sellers

### 79. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco. Councillor Mike Chalk attended as substitute for Councillor Monaco.

### 80. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 81. CONFIRMATION OF MINUTES

#### RESOLVED that

**The Minutes of the Planning Committee held on 19<sup>th</sup> February 2020 be confirmed as a correct record and signed by the Chair.**

### 82. UPDATE REPORTS

The Update Report was noted.

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Chair

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**83. APPLICATION 19/01159/FUL - CHAPEL HOUSE FARM  
FECKENHAM ROAD HUNT END REDDITCH B97 5QG - MR S  
JONES**

Single storey side extension, demolition of the existing modern conservatory and a single storey rear extension

Officers outlined the application for the addition of a new side extension and the replacement of the existing modern extension at the rear. Members were advised that although the side extension was shown on the plans, it did not require planning permission as it could be built under permitted development rights. Members were therefore primarily considering the rear extension that would replace the existing modern conservatory.

The Conservation Officer had been consulted due to the building being a non-designated heritage asset and because it was located in close proximity to an Ancient Scheduled Monument, namely the medieval moated site of Hunt End consisting of earthworks (former moat structure) and the remains of a Jacobean House and a Grade II Listed Building and Moat House. The property was also located close to historic stable buildings classified as non-designated heritage assets. The Conservation Officer had expressed views regarding the side extension but in the report these had had to be balanced by the fact that the extension was permissible under permitted development.

Officers had also assessed the application in relation to the relevant Green Belt policies and the proposal was compliant.

At the request of the Chair the following speakers addressed the Committee under the Council's Public Speaking Rules:-

- Councillor Craig Warhurst - Ward Member for Astwood Bank and Feckenham
- Mr Stephen Protherough (Planning Agent) and Mr Simon Jones (Applicant)

In response to questions from Members officers clarified the difference between Designated Heritage Assets listed by Historic England and assets on the local list which are known as "Non Designated Heritage Assets". The application site fell into the second category and the owners were entitled to seek planning permission to extend.

In debating the application a range of views were expressed with some Members questioning the appropriateness of the extension given the historic nature of the building, its location in the Green Belt and its proximity to other historic buildings. Views in support of



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the application were also expressed referring to the advantages of replacing the existing conservatory with a better designed structure that would blend in. Members noted that the rear extension was located largely out of sight behind the main dwelling, and as such it was felt that any impact on the historic setting and the Green Belt would be negligible.

A motion for refusal was moved and there was further discussion as to the proposed refusal reasons suggested with officers advising as to why in their professional opinion such reasons would not represent sufficient grounds for a decision to refuse the application.

Following further debate, the recommendation to approve as set out on page 16 of the agenda was put to the vote.

### **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 16 to 18 of the agenda.**

#### **84. APPLICATION 19/01263/FUL MARLPIT FARMHOUSE MARLPIT LANE REDDITCH B97 5AW - MR BRIAN HANDS**

Demolition of Dutch Barn, alterations and extensions to existing farmhouse, conversion of two barns to dwellings to include extensions and alterations, erection of two new detached dwellings and erection of garages and associated works

Officers outlined the application for the unoccupied farmhouse and associated farm buildings at Marlpit Farm to be re-developed to provide 5 dwellings. Members were reminded that there had been a previous refusal of planning permission for a residential scheme at the site which had involved the demolition of all the existing structures. Under the current application the farmhouse and two existing barns would be retained and refurbished and extended. The Dutch barn would be demolished and replaced with 2 new dwellings.

Access to the site would be via the existing private lane. This would be widened to 4.1 metres. The existing visibility splays were considered to be sufficient and barriers would be installed at the intersection between the existing footpath and the lane. As such County Highways had no objections to the application. Overall the scheme would preserve the farmhouse which was a non designated heritage asset and bring the site back into use and the application was supported by the Council's Conservation Officer.

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At the invitation of the Chair Mr Andy Bywater local resident, and Mr Alan Smith, Planning Agent, addressed the Committee under the Council's Public Speaking Rules.

In responding to questions from Members, officers clarified that:-

- The widening the access road to 4.1 metres would be in line with the County Highways Design Guide and would allow 2 cars to pass each other.
- There were conditions in place to cover any contamination issues and wildlife.
- Responsibility for maintenance of the access road would be a private matter and there were no proposals for the road to be adopted.

Whilst acknowledging comments made in public speaking regarding highways issues, in debating the application Members welcomed the changes to the previous proposals and the opportunity this presented to retain the historic structures under a residential use.

### **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 29 to 36 of the agenda, and**
- (2) The addition of an extra condition to ensure that standard construction working hours are imposed at the site in the interests of the amenity of neighbours.**

### **85. APPLICATION 19/01279/FUL - 17 ALCESTER STREET REDDITCH - MR RICHARD LANYON**

Proposed change of use to include: at ground floor – separation and modification of part of existing A1 (retail) use, change of use of part of existing A1 use to A3 (restaurant), B1 (offices) and B8 (self-storage) uses; and at first floor: change of use from D2 (bingo) to B8 (self-storage) and installation of mezzanine floor

Officers presented the report and outlined the proposed changes of use to the different areas of the building by reference to the relevant plans. It was noted that the changes included the extension of the existing restaurant at ground floor level, the sub-division of the large unoccupied retail unit into several smaller units and the creation of a new shared office space. It was proposed that the former bingo

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hall be divided into two levels by the addition of a mezzanine floor, and that the original level, the mezzanine and a part of the ground floor be used for a self-storage facility.

At the invitation of the Chair the Applicant Mr Richard Lanyon addressed the Committee under the Council's public speaking rules.

In debating the application member's welcomed the sub-division of the building and the opportunities this would provide for local businesses and noted that this could improve footfall on Alcester Street. Some reservations were expressed by members regarding the change to B8 use and whether this could lead to other less appropriate types of storage in the future. Officers advised that this was the appropriate use class for the self-storage facility and the location provided constraints to future changes given its position in the town centre.

### **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 43 to 45 of the agenda.**

#### **86. APPLICATION 19/01464/FUL 23 HOOPERS LANE ASTWOOD BANK REDDITCH B96 6AP - MRS CLARE WHALLEY**

Proposed new 3 bedroom detached dwelling with associated parking and landscaping

Officers presented the report and outlined the proposal to demolish the attached garage at 23 Hoopers Lane and construct a three bedroom dwelling in the curtilage. The application had been assessed to be compliant with the relevant policies as to the principle of development, scale and design and amenity. Whilst noting that there had been objections from residents of neighbouring properties, officers were satisfied that the garden of the proposed dwelling would meet the required standard for area and that separation distances complied with the relevant policy requirements.

At the invitation of the Chair Mr and Mrs Nigel and Sally Hawes addressed the Committee under the Council's public speaking rules.

In response to Members questions officers clarified that the use of obscure glazed windows would be imposed through conditions 4 and 5 and that there were no issues arising from the separation

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distance between the existing dwelling and the new one proposed. With regard to over shadowing to number 29 Hoopers Lane, officers had concluded that there would not be a material loss of light that would be detrimental to amenity.

Members requested that an additional condition be added to the permission to impose standard construction working hours.

### **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 53 to 56 of the agenda, and**
- (2) The addition of an extra condition to ensure that standard construction working hours are imposed at the site in the interests of the amenity of neighbours.**

### **87. APPLICATION 19/0616/FUL - R Z STORES COSTERS LANE WINYATES EAST REDDITCH B96 6AP - MR SARWAR**

Creation of 4 apartments above existing stores; new A5 unit together with associated internal works

Officers outlined the application for construction of two storeys above the existing shop to provide 4 two bedroomed flats together with a small single storey extension to the shop. It was proposed that the internal lay out at ground floor level be reconfigured to slightly reduce the size of the shop and create a new A5 hot food takeaway unit of 35m<sup>2</sup>. The proposal also included the provision of a walled amenity area at the rear and an extended car parking area with 12 new parking spaces to be used by the residents of the flats and shoppers.

In assessing the proposal officers had noted that the creation of the extra storeys would increase passive surveillance of the area at the rear of the shop and it was hoped that this would deter any anti-social behaviour issues.

Members were referred to the additional condition with regard to hours of operation of the A5 unit as set out on page 2 of the Update Report.

At the invitation of the Chair Mr John Leonard local resident and Mr Henry Morris, architect on behalf of the applicant, addressed the Committee.

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In debating the application members referred to issues of litter, land ownership with regard to the new parking area, the potential benefits of the scheme as a whole and the public amenity area specifically in improving the area and whether the car park should be marked to provide for specific parking spaces for the owners of the flats.

In this regard an amendment was carried that the recommendation be altered to add an extra condition that the applicant submit a management plan for the use of car park, such plan to include details of the marking out of car parking spaces for the use of the occupants of the flats.

RESOLVED that

Having regard to the development plan and to all other material consideration's, planning permission be granted subject to:-

- (1) The Conditions and informatives set out on pages 63 to 66 of the agenda; and
- (2) Condition 12 set out on page 2 of the Update Report: and
- (3) The addition of an extra condition to require the applicant to submit a management plan for the use of car park, such plan to include details of the marking out of car parking spaces for the use of the occupants of the flats.

**88. CONSULTATION ON A PLANNING APPLICATION -  
19/01356/FUL - BARN HOUSE FARM FOXLYDIATE LANE  
REDDITCH B97 5PB (BROMSGROVE DISTRICT COUNCIL  
MATTER)**

Bromsgrove Planning Application No 19/01356/FUL

Full planning application for the demolition of existing buildings and the development of 63 dwellings with associated public open space and infrastructure

Members were reminded that the Planning Committee had previously considered this Bromsgrove planning application in December 2018 when it was an outline application and had made representations to Bromsgrove District Council.

Whilst the outline application had not yet been determined, the applicant had now submitted a full application and Redditch Borough Council had been invited by Bromsgrove District Council to comment on the full application.

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The site formed part of the larger Foxlydiate site but was self-contained with a single access point for vehicles onto Foxlydiate Lane. Officers described the layout of the site by reference to the relevant plans, and invited Members to endorse the officer comments set out in Appendix 1 to the agenda at pages 71 to 75.

Officers responded to questions from Members and clarified that whilst there would be walking and cycling connectivity from this site to the wider Foxlydiate site, there would be no vehicular connectivity. It was emphasised that the recommendation required appropriate transport mitigation at construction stage and thereafter, in relation to the wider Foxlydiate site and other developments in the vicinity.

### **RESOLVED that**

- (1) The principle of housing on the site be supported as long as all appropriate transport mitigation measures have been fully outlined and accounted for. The impact of the site must be considered cumulatively alongside the wider Foxlydiate site, at both the construction stage and thereafter, and also with regard to other development sites in the vicinity.**
- (2) Members endorse the comments under the heading Officer appraisal (attached at Appendix 1).**

The Meeting commenced at 7.00 pm  
and closed at 10.45 pm

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**Planning Application 19/01600/REM****Reserved Matters Application seeking consent for access, appearance, landscaping and layout, following outline planning approval ref 18/01515/OUT: Outline approval for the demolition of redundant factory and erection of up to 75 residential units (matter of scale approved)****Victoria Works, Edward Street, Enfield, Redditch, B97 6HA****Applicant: Mr G Stoyan: Accord Housing Group  
Ward: Central Ward****(see additional papers for site plan)**

Case Officer: Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The application site known as 'Victoria Works' is bounded by Britten Street to the west and Edward Street to the east, with a one-way traffic system operating within these roads. Until very recently, the majority of the site contained a large rectangular, flat-roofed grey brick building. This has recently been demolished and the site cleared following the granting of planning permission under application 18/01515/OUT.

To the north of the site lies the Vernier Springs works whilst to the south are the locally listed buildings of Ashleigh Works and Nos. 20 and 22 Bromsgrove Road.

With the exception of 'The Business Centre' immediately to the north-east, the land between Edward Street and the railway line, (referred to as the 'Clive Works' site) has been cleared of its former buildings. The site falls outside the defined Town Centre boundary as defined on the Borough of Redditch Local Plan No.4 Policies map, the railway line marking its western boundary.

**Proposal Description**

Following the approval of outline application 18/01515/OUT, reserved matters approval is sought for residential development comprising 75 dwellings. The remaining matters which were not determined under application 18/01515/OUT (access, appearance, landscaping and layout) are being sought here.

The development of 75 residential units is proposed to be provided through the following mix of terraced houses and apartments:

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### Apartment Block (49 flats and referred to as 'Victoria Works')

- 19 x 1 bed apartments
- 30 x 2 bed apartments

### Townhouses (26 in total and referred to as 'Victoria Mews')

- 20 x 2 bed terraced houses
- 6 x 3 bed terraced houses

All units would be provided as affordable rented properties as per the requirements of the (varied) S106 agreement attached to application 18/01515/OUT.

The flats would be provided in a rectangular block over five storeys as per the indicative plans submitted through the outline application.

The townhouses would be provided in two parallel rows of 13 houses fronting Edward Street and Britten Street. The townhouses would be 3 storeys from Edward Street and part three storey / part two storey from Britten Street.

Car parking would be provided to the rear of each row of townhouses. The car parking area for the apartments would be between the rear of the building and Britten Street, with each of the 30, two bed apartments having a single allocated parking space. Due to the differing levels within the site, the parking area adjacent to Britten Street would be largely hidden from view.

The 19, one bed apartments would be car free.

Vehicular and pedestrian access to the site would be via Edward Street.

The overall scheme reflects design elements of the neighbouring mill buildings in respect to height, window details and brick finish. It is proposed to also introduce contemporary elements including the use of Polyester Powder Coated (PPC) aluminium, and terracotta rainscreen cladding panels. Part of the roof serving the 'Victoria Works' apartment block would have a feature 'saw-tooth' design reflecting the industrial heritage of the mill buildings where in the late 19<sup>th</sup> Century such features were often found.

### Relevant Policies:

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 19: Sustainable travel and Accessibility



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Policy 20: Transport Requirements for New Development  
 Policy 24: Development within Primarily Employment Areas  
 Policy 31: Regeneration for Town Centre  
 Policy 39: Built Environment  
 Policy 40: High Quality Design and Safer Communities

**Others**

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

**Relevant Planning History**

18/01515/OUT	Outline application for the demolition of redundant factory and erection of up to 75 residential units (matter of scale to be considered under application)	Approved	27.06.2019
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**Consultations****WCC Highways**

Comments with respect to earlier (Outline) application 18/01515/OUT summarised as follows:

*'The application has been supported with a Transport Assessment that assesses the trip generation of the current site and compares that to the proposed use. It is clear that there is a reduction in trips as a result of the new development which results in a reduced highway impact. However it is important to recognise that as a result of the proposal that new demands are expected through an increase in walking and cycling activity. The site can access rail, retail and leisure activities on foot within a few minutes walk.*

*Parking provision would be lower than the published standards, however, the Highway Authority concurs with the applicant that given the highly sustainable location of the site, a reduced parking level would be acceptable. The Highway Authority concludes that there would be no justifiable grounds on which an objection could be maintained.*

Comments regarding current application summarised as follows:

Each townhouse is either a 2 or 3 bedroom property and therefore requires 2 spaces. Two spaces are provided for each townhouse. I have noted that a car port to the rear of each townhouse would accommodate 1 vehicle with a further space being provided immediately to the rear. Discussions at the outline stage also indicated such an arrangement which is considered to be acceptable.

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In terms of cycle access, it is disappointing that access arrangements for cyclists cannot be improved such that access for cyclists cannot be gained from both Britten and Edward Street, although I acknowledge that level differences mean that this cannot be practically addressed.

I have noted that a footway is provided to both sides of the vehicular access which is acceptable.

In terms of the apartment parking, I am agreeable to reducing parking levels so long as particular spaces are associated / allocated with particular units with others to be sold as car free so parking expectations are clear for future residents.

### **North Worcestershire Water Management**

Comments summarised as follows:

No objection to the proposed development subject to compliance with Condition 6 (application 18/01515/OUT) which requires the submission of a site drainage strategy

### **Node Urban Design**

Comments summarised as follows:

The development creates a strong frontage, particularly along Edward Street, drawing from a perimeter block concept. Locating the parking to the rear is sensible and reduces the visual impact of cars on the street, deferring instead to the strong building line.

The parking court is subject to a good level of natural surveillance from the apartments.

Hard landscaping includes tarmac on the car park and access with pavers elsewhere. I recommend material samples in this respect come forward for the prior written approval of the LPA via a condition.

The outline application included an indicative design that was traditional in its aesthetic. This design has evolved and has shifted to a more contemporary solution. The approach has looked to draw on some of the visual and spatial elements of the area's industrial heritage without being overly pastiche.

The townhouses incorporate a pitched roof design which is more appropriate for the domestic typology of the context. They include interesting nods to the area's industrial heritage such as large windows with glazing bars. I have no objection to the design of the townhouses though would recommend conditioning for material samples of all brickwork and roofing materials including the all windows.

The apartment design looks to emulate, in particular, characteristics that underpin the design at the Trades and Labour Club, and this is welcomed. This is particularly evident in the higher volume, strong fenestration rhythm and detailing such as the nature of the windows themselves. The use of cornice detailing to the parapet is also interesting and provides some visual interest to the roof. The contrast in materials, furthermore, between the brick and rainscreen cladding elements as well as the use of recessed brick panels

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is also welcomed as it looks to reduce the overall visual mass and provide some visual depth.

### **Waste Management**

No objection

### **Worcestershire Regulatory Services**

We have reviewed 'Planning Noise Assessment: Edward Street, Redditch' prepared by STROMA Built Environment ref: 08-19-79215-AC-1v2 and are happy to support the conclusions drawn that document.

The construction of the building envelope should achieve a sound insulation performance as per 4.12 of the submitted report.

Glazing and ventilators should be installed within the respective façade as per the specifications within Table 4 to ensure suitable noise attenuation is achieved.

Providing the development is constructed in accordance with the recommendations contained within this document, no objections are raised.

### **Public Consultation Response**

None received

### **Assessment of Proposal**

The principle of residential development on the site has already been established under application 18/01515/OUT. The matters for consideration at this stage are appearance, layout, landscaping and access.

The matter of scale was considered under the earlier application where the principle of a five storey apartment block was agreed in principle.

As indicated under the outline application, the proposed five storey apartment block proposed under this application would not exceed the height of the Ashleigh Works building to the south.

The proposed three storey town houses were also considered to be acceptable given the context of the sites surroundings.

The site measures a little less than ½ hectare in area and the proposed 75 units of accommodation would represent a density significantly higher than 100dph. Policy 5 of the Borough of Redditch Local Plan (Effective and efficient use of land) encourages densities in excess of 70 dwellings per hectare in locations close to public transport interchanges.

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### Appearance

The overall appearance of the proposed development is considered to enhance the area and respect the historic context of surrounding 'industrial heritage' buildings, such as Ashleigh Works.

The appearance of the development is characterised by strong street frontages reflecting the historic street pattern, including the incorporation of large warehouse-style windows.

Great attention has been paid to architectural detailing including the use of cornice detailing to parapets and the use of the 'saw-tooth' roof reflecting the industrial heritage of the mill buildings.

Innovative elements such as the use of recessed brick panels in a different brick and mortar colour and been introduced as have PPC aluminium windows to add quality, with dark grey roof tiles with a thin leading edge being used in the construction of the town houses.

### Layout

The perimeter block type layout as indicated on illustrative drawings submitted as part of the outline application has been followed.

As stated on the earlier application, your officers consider that it is important for the site to provide an active frontage to both Edward Street and Britten Street despite the relative narrowness of the site. Separation distances between the rear of the two rows of townhouses has been maximised as far as practicable, within the constraints of the width of the site. The separation distances range from between 18.5m and 19.5m which is a little under the 21m width set out in the Councils SPD but is considered acceptable in this case, given the sites urban location.

Car parking spaces would be located exclusively to the rear of the new terraced houses and to the rear of the apartment block building 'Victoria Works' and would therefore be hidden from public view from Edward Street. Due to the level difference between Edward Street and Britten Street (to the west) parked cars within the communal parking area serving the flats would only be partially visible from Britten Street.

### Landscaping

Your officers consider that the opportunities for appropriate landscaping have been maximised within the constraints of the site's urban location and limited width.

The scheme proposes landscaping around the car parking area of the apartment block, which would enhance the appearance of the area.

Small set-backs from the back of the pavement to both Edward Street and Britten Street allow for the provision of defensible space for all of the townhouses in the form of low brick walls and railings, behind which, planting would be introduced (as opposed to the

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property's opening out directly onto the footpath). In addition, the layout allows for the provision of small planted areas between to the rear of the townhouses.

### Impact of the proposals on highway safety

A single vehicular access point to the development would be created from Edward Street. The proposed access would be 5m wide with 2m and 1.5m footways on either side.

There would be direct pedestrian access to each town house from Edward Street and Britten Street.

In relation to the town house parking, this would not be located directly in front of each new house, but to the rear. Your officers consider that car parking immediately to the front of dwellings would result in visual clutter and would lead to future pressure for front curtilages to be paved over. Therefore, to meet the Highway Authority's standard of two parking spaces per dwelling, the scheme proposes the provision of two tandem spaces per unit, one of which would be within a covered enclosure at ground floor level, with the main living accommodation of the house being within the above two floors.

In relation to the parking for the proposed apartments, each 2-bed apartment would have its own dedicated parking space, with the 1-bed units being 'car free'. A detailed justification for this approach has been set out within the submitted Transport Statement.

Two of the parking spaces serving the 'Victoria Works' apartment block would be equipped with Electric Vehicle Charging points specifically for the charging of electric vehicles. Further, each of the townhouses would be equipped with a 7Kw electric charging point.

Policy 19 of the Local Plan (Sustainable Travel and Accessibility) focuses on the need to reduce private car use and increase the use of public transport.

The proposed parking for the town houses meets the WCC parking standards based upon Worcestershire County Council's Streetscape Design Guide.

Parking for the apartments, at one space allocated to each 2-bed apartment also meets the requirements of the Streetscape Design Guide and the layout provides for adequate servicing.

In relation to parking provision for the 1-bed units, the County's 'Streetscape Design Guide' states:

*"For both residential and commercial developments in town and city centres the applicant may choose not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainability, the availability and capacity of public car parks, existing parking restrictions, the number of linked trips and the implementation of an approved Travel Plan or welcome pack."*

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The application site lies in a highly sustainable location, adjacent to the Town Centre and within 2 minutes' walk of the rail and bus stations. A residential welcome pack condition is recommended to be imposed in the case of planning permission being granted.

Residents would therefore be fully aware of parking. A Parking Survey has confirmed the availability of over 50 unrestricted parking spaces from 7pm onwards within the vicinity of the site. Car park free development for the 1-bed apartments is therefore considered to comply with the provisions of adopted guidance.

The Councils waste management team have been provided with a detailed swept path analysis drawing (detailed on SK01 Rev G) who have confirmed that the Councils waste vehicles can safely enter and exit the site to collect refuse from the site. Each of the townhouses would use 'standard' sized (240 litre) wheeled bins where both (2) bins serving each property would be stored entirely within the buildings envelope. Dedicated bin stores with capacity to store the communal (1100 litre) receptacles would be provided to the rear of the apartment block. The capacity and location proposed for the communal bins stores has been agreed by the Councils Waste Management Team.

The proposed development therefore does not raise any transport or highway concerns.

### Residential amenity considerations

Your officers are satisfied that no loss of residential amenity would result from granting permission and that the scheme would provide future occupiers of the development with a decent standard of amenity.

WRS commented under the outline application that noise would not pose a constraint to the proposed development, and the development should not unduly constrain operations at Vernier Springs. They did however ask that a noise assessment in line with BS8233 be submitted as part of any application for reserved matters. No objections have been received from WRS following their examination of the Noise Assessment Report submitted as part of this reserved matters application.

### Affordable housing

The Borough of Redditch Local Plan Policy 6 (Affordable Housing) requires the provision of 30% affordable housing on sites of 11 or more dwellings, incorporating a mix of tenure types. As discussed under the outline application, due to the application of the vacant building credit (as set out within Paragraph 21 of the National Planning Policy Guidance), there is no policy requirement to provide any affordable housing at the site.

Notwithstanding this, in this case, the applicant is the Accord Housing Group who proposes to provide all 79 of the units as affordable rent. The S106 agreement attached to outline planning permission (18/01515/OUT) requires this and is the mechanism for controlling this matter.

### Section 106 Planning obligation

A S106 agreement was attached to the grant of outline planning permission (18/01515/OUT) when that consent was granted in June 2019. A subsequent report was presented to members of the Planning Committee at the meeting of 4<sup>th</sup> December 2019

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following the submission of a viability appraisal which was independently verified on behalf of the Council. Members endorsed the officer's recommendation that contributions to be paid towards open space enhancements; the provision of domestic and recycling bins; county education infrastructure and localised improvements to the cycle network and for personal travel planning should be reduced to zero but that all housing be provided for affordable rent.

### Housing Land Supply

As referred to with respect to recent reports presented to the Planning Committee for new residential development, currently, the Council cannot demonstrate a 5 year supply of housing land within the Borough. At 1st April 2019 the 5 year housing land supply was only 3.29 years.

Paragraph 11 of the National Planning Policy Framework (NPPF) says that in such circumstances, policies which are the most important for determining the application are out-of-date supply of housing should not be considered up-to-date.

Significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Council's housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

### Sustainability

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

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

### Planning Conditions

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

### Conclusion

As referred to earlier in this report, the Council cannot currently demonstrate a five year supply of housing. Significant weight should be afforded to the contribution the scheme would make in this respect.

The proposed residential use would result in fewer vehicle trips compared to the site's former use and would not lead to any highway or parking concerns.

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The proposal is considered to represent a high quality and attractive development which would successfully reflect the Victorian industrial heritage of remaining buildings in the area and would be compatible with the Borough Council's objectives for enhanced vitality and viability of the Town Centre and promotion of sustainable development.

Your officers have therefore concluded that the application would amount to sustainable development, and would not conflict with the Borough of Redditch Local Plan No.4 as a whole. Subject to compliance with conditions as listed below, a favourable recommendation can be made.

**RECOMMENDATION:**

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

**Conditions:**

- 1) The development to which this permission relates must be begun before the expiration of two years from the date of approval of this consent.

Reason: In accordance with the requirements of Section 92(2) of the Town and Country Planning Act 1990

- 2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls (including all windows and doors), roofs and all hard surfacings 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

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

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

- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously



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damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

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

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

***appropriate references to be inserted here***

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

- 6) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of measures to prevent mud or other detritus being carried onto the highway, details of site operative parking areas, material storage areas and the location of site operatives facilities, adherence to construction working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

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

- 7) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 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, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

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- 9) The Development hereby permitted shall not be first occupied until details of a scheme of electric vehicle charging points has been submitted and approved in writing by the Local Planning Authority. Thereafter the charging points shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities

- 10) The covered car parking spaces serving the townhouses shall be used purely for the parking of vehicles used by occupiers of this development and shall not be used for private / personal storage purposes or converted into domestic living accommodation.

Reason: To ensure that occupiers have sufficient spaces to park vehicles and to prevent on-street parking in the interests of highway safety.

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

Reason: To reduce vehicle movements and promote sustainable access.

**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 reported to Planning Committee for determination because the application is for major development. As such the application falls outside the scheme of delegation to Officers.

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**Planning Application 19/01622/FUL****Erection of two three-storey buildings to provide 19no. one bed apartments for affordable rent and 90 sq. m. of office space for use by Accord Group****Car Park Land adjacent Clive Works, Edward Street, Enfield, Redditch****Applicant: Mr G Stoyan: Accord Housing Group  
Ward: Central Ward****(see additional papers for site plan)**

Case Officer: Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The site is roughly rectangular in shape and covers an area of approximately 0.16 hectares (ha). It has historically served as a car park to the (now demolished) Victoria Works Industrial building to the west. Members will be aware that residential development on the Victoria works site was approved in outline form under application 18/01515/OUT. A reserved planning matters application for 75 units (ref 19/01600/REM) is currently pending determination.

The site is currently over grown containing a number of self-set trees and shrubs; with some existing mature trees primarily to the south-east corner.

The site bounds the railway line serving the Train Station to the east and is accessible from Edward Street to the west.

To the north of the site lies a car park serving 'The Business Centre', whilst to the south is the former 'Clive Works' site which has been cleared of its former buildings. Members may recall that application 19/01060/OUT: Outline application for residential development (up to 73 units) was presented before the Planning Committee on 15.01.2020 where the Committee resolved to delegate the granting of planning permission subject to the completion of a S106 agreement to the Head of Planning and Regeneration.

The site falls within a Primarily Employment Area and lies just outside the Town Centre as defined on the Borough of Redditch Local Plan No.4 Policies map, the railway line marking the western boundary to the Town Centre.

**Proposal Description**

Full planning permission is sought of the erection of 19no. one bed apartments. All would be provided as affordable rented properties. As part of the development, 90 sq.m of office space is proposed to be created. This would be used by the applicant: The Accord Group

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in connection with the day to day running of the residential development and the adjacent development (pending determination) for the erection of 75 units (ref 19/01600/REM).

The development proposes two three storey blocks as follows:

### Block / Building 1

Ground floor: Office space (90 sq.m), together with 1no. one bed flat

First Floor: 3no. one bed flats

Second Floor: 3no. one bed flats

### Block / Building 2

Ground floor: 4no. one bed flats

First Floor: 4no. one bed flats

Second Floor: 4no. one bed flats

Vehicular and pedestrian access to the site would be via the existing (improved) vehicular access onto Edward Street.

10 car parking spaces would be provided for the 19 flats together with 5 car parking spaces for the office use. 3 Motorcycle spaces together with 1 Delivery/Drop off space would also be provided. Parking spaces would be allocated and managed by the applicant (Accord Group).

### Relevant Policies:

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 24: Development within Primarily Employment Areas

Policy 31: Regeneration for Town Centre

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

#### **Others**

NPPF National Planning Policy Framework (2019)

Redditch High Quality Design SPD

SPG Employment Land Monitoring

SPG Open Space Provision

SPD Affordable Housing Provision

SPD Education contributions

Worcestershire Waste Core Strategy (WWCS)

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### Relevant Planning History

None

### Consultations

#### **WCC Highways**

No objections

Comments summarised as follows:

The proposed development is in a town centre commercial and sustainable location off an unclassified road. The site benefits from an existing vehicular access. Edward Street benefits from footpaths and street lighting on both sides of the road. The site is located within acceptable walking distance of amenities, bus route and bus stops, bus station and Redditch Railway Station.

The parking provision (10 spaces) is acceptable on the basis that these are allocated to 10 apartments.

I have noted that one of the residential car parking spaces is to be fitted with an Electrical Vehicle Charging Point; commercial use to be provided with an EVCP: acceptable.

Highway contributions of £13,801.44 have been calculated based on the number of trips to be generated by the proposed development. This contribution should be used towards improvement to the local walking and cycling infrastructure, a bus shelter on Bromsgrove Road, lining and signing for cycle routes.

The Highway Authority concludes that there would not be an unacceptable impact on highway safety and therefore there are no justifiable grounds on which an objection could be maintained.

Conditions regarding construction of the vehicular access, provision of electric vehicle charging points, vehicular visibility splays and a residential welcome pack are recommended

#### **North Worcestershire Water Management**

Comments summarised as follows:

A site drainage strategy has been submitted. No objections are raised subject to the compliance with the drainage strategy and:

- o Drainage Calculations - 057C41-SITE2.SRCX
- o Proposed Drainage Plan - 19254-C01 (Rev B)

#### **Economic Development**

Whilst the loss of employment land is something to be resisted, in this instance, the agents have marketed the site for a period well in excess of the policy provisions within the adopted Local Plan and limited interest for a continuing economic use has been

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shown during this time. Therefore, it is felt that considering alternative uses that provide a potential betterment in design terms, as well as delivering active use in this area is a positive next step.

It is considered that the proposal is in line with emerging aspirations to see more residential development to be delivered in the town centre environs. The delivery of new uses and residential units in particular, is something that the Government are keen to see within central locations of towns across the country.

Therefore, given the evidence provided and the emerging thoughts with regards to redevelopment of the town centre and its adjacent sites, we are supportive of the proposal which seeks to deliver an active use on a vacant brownfield site that will add some vitality and vibrancy to this part of the town.

### **Worcestershire Regulatory Services - Contaminated Land**

No objection subject to land remediation conditions

### **Worcestershire Regulatory Services - Noise**

We have reviewed 'Planning Noise Assessment: Edward Street, Redditch' prepared by STROMA Built Environment ref: 08-19-79215-AC-1v2 and are happy to support the conclusions drawn that document.

The construction of the building envelope should achieve a sound insulation performance as per 4.12 of the submitted report.

Glazing and ventilators should be installed within the respective façade as per the specifications within Table 4 to ensure suitable noise attenuation is achieved.

Providing the development is constructed in accordance with the recommendations contained within this document, no objections are raised.

### **NODE Urban Design Advisor**

Comments summarised as follows:

The development blocks are generally orientated perpendicular to one another. Consideration should be given to the potential to create a stronger active frontage.

The bin storage is located to the northwest corner of the site which is sensible, given its proximity and is supported subject to the design of the bin store being appropriate to limit its visual impact.

Pedestrian pathways providing access to the communal garden at the rear should provide adequate natural surveillance or overlooking.

The buildings are proposed to be three storeys which is appropriate given the scale of residential schemes planned, and approved, in the local context.

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The two blocks take a different design approach to one another and provide an interesting visual mix. Block one is designed to defer to the industrial heritage of the area, with an aesthetic reminiscent of historic factory premises. I consider this appropriate. Furthermore, the inclusion of a flat-roofed adjoining element finished in rainscreen cladding, providing access to the apartments and circulation core is an interesting, contrasting, addition.

Block two is more contemporary, and is completely clad in black timber with a standing seam metal roof. I have no objection to this and the use of brass coloured windows provides an interesting visual contrast to the darker façade.

The design approach is welcomed, and strikes a good balance between contemporary and historic architectural patterns and forms.

Whilst the inclusion of communal garden areas is also welcomed, and will provide amenity space for residents and office workers, consideration should be given to the environmental quality of the garden fronting the railway. Consideration should be given to the increasing the number of habitable rooms to windows in the development in order to provided improved passive surveillance to the second garden area.

### **Waste Management**

No objection

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

Redditch and Bromsgrove CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 38 residents and subsequently increase demand upon existing constrained services. Affected practices: St Stephen's Surgery; Elgar House Surgery; The Dow Surgery; Hillview Medical Centre; Maple View Medical Practice; The Bridge Surgery

A developer contribution will be required to mitigate the impacts of this proposal. Redditch and Bromsgrove CCG calculates the level of contribution required in this instance to be £5,993. Redditch and Bromsgrove CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

### **NHS Acute Hospitals Worcestershire**

The Trust has requested a contribution of £14,930 which will be used directly to provide additional services to meet patient demand. The Trust is currently operating at full capacity in the provision of acute and planned healthcare. This development imposes an additional demand on existing over-burdened healthcare facilities and failure to make the requested level of healthcare provision will detrimentally affect safety and care quality for

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both new and existing local population. The contribution is necessary to maintain sustainable development.

The Trust requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

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

No objection

### **Housing Strategy**

I am pleased to support this application which would provide much needed affordable rented accommodation that will assist in meeting Redditch Borough Council's housing need. Its location gives easy access to public transport and shopping facilities and is a good use of space combining office and residential use on one site

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

No objections subject to the inclusion of an archaeology condition

### **Arboricultural Officer**

Comments summarised as follows:

The proposed site on Edward Street is mainly hard standing and shrub beds as was previously used as a car park. Many trees on the proposed site are all of low amenity value and vary in age and species. The application seeks to remove a large volume of the trees and retain three alongside new planting. No objections are raised subject to the retention of the trees to be retained and compliance with the recommendations set out within the submitted Wardell Armstrong's Impact assessment report and the submission of a full landscaping scheme to be submitted with Tree/Plant species to be used.

### **Public Consultation Response**

None received

### **Assessment of Proposal**

#### **Principle of development**

The site falls within a Primarily Employment Areas where Policy 24 states that non employment development will only be permitted where:

- i) such development would not cause or accentuate a significant shortage of land for employment use in the Borough or area concerned; and
- ii) it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must



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be undertaken with the Economic Development and Regeneration Service by the applicant to ascertain this; or

- iii) the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:

It impinges upon residential amenity;

It causes substantial transport network, highway or traffic problems:

It creates other adverse environmental effects; or

Technical reasons such as land stability or fundamental infrastructure problems.

The Councils Economic Development team comment that the site has been actively marketed for employment use for well in excess of the 2 years and 3 month period set out in the Councils Employment Monitoring SPG, without success and your officers have concluded that the loss of the site not cause or accentuate a significant shortage of land for employment use in the Borough.

The submitted evidence confirms that the site is no longer viable for continued employment use and that therefore the requirements of Policy 24, criteria i) and ii) have been satisfied. Therefore the principle of development is considered to be acceptable.

Density of Development

The 2019 National Planning Policy Framework requires local planning authorities and developers to make effective use of previously-developed land, especially if this would help to meet identified needs for housing where land supply is constrained.

Section 11 of the Framework emphasises the importance of making effective use of land, and with respect to density, Para 123 comments that:

*“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site”*

The paragraph continues by stating that minimum density standards should be considered and that local planning authorities should refuse applications which they consider fail to make efficient use of land.

Policy 5 of the Borough of Redditch Local Plan (Effective and efficient use of land) encourages densities in excess of 70 dwellings per hectare *“in locations close to public transport interchanges”*.

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The density of the proposed development would represent 115 dph which is considered appropriate in its context.

### Layout and appearance of development

The layout of the development is constrained by the proximity of the railway line to the east and the future residential uses to the west (Victoria works); to the south (Clive Works) and the presence of trees, notably to the south-east corner of the site.

The development is considered to offer a strong frontage to Edward Street without being so close to the highway such that the development would result in a loss of amenity to residential occupiers of both the Victoria works site and the application site, particularly having regards to loss of privacy.

Block ones' massing, orientation and appearance is similar to many existing units on Britten Street, with a secondary mass to act as a 'new addition' stair core. This has an office space on the ground floor to be directly accessible from Edward Street, for staff and customers.

The upper floors of the block are apartments, with 3 units per floor, with an additional unit on the ground floor at the rear, overlooking the communal garden.

Your officers consider that three storey development is appropriate given the context of the site.

Block one is designed to defer to the industrial heritage of the area and the overall design of this block is considered to be acceptable. Materials would be traditional red brick (walls) under a slate coloured tiled roof. The use of 'cristal' style windows with glazing bars of slender proportions would respect the local vernacular and historic mill buildings present in the immediate area.

Your officers concur with the comments received from the Councils Urban Design Advisor with respect to the adjoining element to block one, finished in rainscreen cladding which would provide access to the apartments and a circulation core. The secondary element would contrast completely with the primary part of the building and has been designed having regard to the Clive Works development (to the south); that is, openings to the rear (south facing) elevation have been minimised in order that adequate separation distances between both developments can be achieved whilst maintaining an appropriate quantum of development on both sites.

Block two has been designed to be a contrasting feature building providing attractive elevations to both the front (west) and rear (east). It has been planned to reduce the dominance of services to the building. By using enclosed bin shelters this prevents large bin stores dominating the building.

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Block two is more contemporary in appearance, and clad in black timber with a standing seam metal roof. Brass coloured windows are considered to provide an interesting visual contrast to the darker façade.

Your officers concur with the Urban Design Advisors (UDA) comments in that the proposals strike a good balance between contemporary and historic architectural patterns and forms.

The applicant has responded to comments raised by the UDA by providing visuals of the proposed bin store area, the design of which is considered to be acceptable and pathways and the communal garden areas now offer appropriate passive surveillance.

### Impact of the proposals on highway safety

In relation to transport issues, Section 9 (Promoting sustainable transport) of the NPPF requires that:

*“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help reduce congestion and emissions, and improve air quality and public health.”*

Subsequent paragraphs set out the Government’s priorities for maximising travel choice, with particular emphasis of public transport, cycling and walking.

Policy 19 of the Local Plan (Sustainable Travel and Accessibility) focuses on the need to reduce private car use and increase the use of public transport.

In relation to the parking provision for one bedroomed flats units, the County’s ‘Streetscape Design Guide’ states:

*“For both residential and commercial developments in town and city centres the applicant may choose not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainability, the availability and capacity of public car parks, existing parking restrictions, the number of linked trips and the implementation of an approved Travel Plan or welcome pack.”*

The application site lies in a highly sustainable location, adjacent to the Town Centre and within 2 minutes’ walk of the rail and bus stations. A residential welcome pack condition is recommended to be imposed in the case of planning permission being granted. Residents would therefore be fully aware of parking. A Parking Survey has confirmed the availability of over 50 unrestricted parking spaces from 7pm onwards within the vicinity of the site.

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Although Car park free development for this development of 1-bed apartments would be considered to comply with the provisions of adopted guidance, in this case, 10 car parking spaces are being provided and would be allocated to 10 of the 19 apartments.

The proposed development therefore does not raise any transport or highway concerns.

### Waste Matters

The capacity and location proposed for the communal bins stores has been agreed by the Councils Waste Management Team who have raised no objection to the application.

### Residential amenity considerations

Your officers are satisfied that no loss of residential amenity would result from granting permission and that the scheme would provide future occupiers of the development with a decent standard of amenity.

No objections have been received from WRS following their examination of the Noise Assessment Report submitted as part of this reserved matters application.

### Affordable housing

The Borough of Redditch Local Plan Policy 6 (Affordable Housing) requires the provision of 30% affordable housing on sites of 11 or more dwellings. In this case, the applicant is the Accord Housing Group who proposes to provide all 19 of the units as affordable rent. The S106 agreement attached to this application is the mechanism for controlling the provision of affordable housing on the site in perpetuity.

### Housing Land Supply

As referred to with respect to recent reports presented to the Planning Committee for new residential development, currently, the Council cannot demonstrate a 5 year supply of housing land within the Borough. At 1st April 2019 the 5 year housing land supply was only 3.29 years.

Paragraph 11 of the National Planning Policy Framework (NPPF) says that in such circumstances, policies which are the most important for determining the application are out-of-date supply of housing should not be considered up-to-date.

Significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

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### Sustainability

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

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

Solar thermal collector panels would be installed to the west and east facing roof slope to block two providing hot water for heating.

### Section 106 Planning obligation

In accordance with Paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved. A S106 agreement has been drafted and the obligations in this case would cover:

- Contributions towards off site open space provision due to increased demand/requirements from future residents, required in compliance with the SPD. In this case, a contribution to support improvements to the existing toddler and junior play area at the site at Terrys Field together with open space improvements for informal recreation at Plymouth Road has been agreed
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions to Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan Development Control (Transport) Policy
- Contributions to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- Contributions towards NHS Worcestershire Acute Hospital Trust (WHAT) Contribution. The agreement to a final sum to be Delegated to the Head of Planning and Regeneration Services (subject to verifying any deductions based on services already provided by the WAHT) – see \*\*\* below

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- The provision of 30% (5 units) on the site to be restricted to affordable housing in perpetuity
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4
- A Section 106 (Planning Obligation) monitoring fee

The applicant confirms its agreement to make financial contributions / obligations with respect to the matters set out above. At the time of writing, the planning obligation is in draft form.

\*\*\* Members will note that the Worcestershire Acute Hospitals Trust (NHS Trust) has requested a contribution of £14,930, which would be used directly to provide additional services to meet patient demand. Officers accept that the principle of the request does meet the Community Infrastructure Levy Regulations (CIL) 2010 Regulation 122 tests. Legal advice is currently being sought having regard to the calculation method and as such the final sum is to be delegated to the Head of Planning and Regeneration Services until this matter has been concluded.

### Planning Conditions

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

### Conclusion

The site has been identified as being suitable for residential development. As referred to earlier in this report, the Council cannot currently demonstrate a five year supply of housing. Significant weight should be afforded to the contribution the scheme would make in this respect.

The detailed design, form and layout of the development is considered to be appropriate in its context and subject to suitable conditions and completion of a legal agreement is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

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**RECOMMENDATION:**

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

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

- \* Contributions are paid to the Borough Council in respect to off-site open space, and equipped play in accordance with the Councils adopted SPD
- \* Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- \* Contributions are paid to the Borough Council towards the provision of improvements and environmental enhancements to the Town Centre
- \* Contributions are paid to Worcestershire County Council for localised improvements to local walking and cycling infrastructure, a bus shelter on Bromsgrove Road, lining and signing for cycle routes.
- \* Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- \* Contributions are paid to the NHS Acute Hospitals Trust (final figure to be agreed)
- \* A minimum of 5 units of accommodation are restricted to affordable housing in perpetuity
- \* A S106 monitoring fee/s are paid to the Borough Council

**and****b) The conditions as listed below:****Conditions:**

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

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

- 2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls (including all windows and doors), roofs and all hardsurfacings 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.

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

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

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

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

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

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

***appropriate references to be inserted here***

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

- 6) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of measures to prevent mud or other detritus being carried onto the highway, details of site operative parking areas, material storage areas and the location of site operatives facilities, adherence to construction working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

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



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- 7) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 8) The Development hereby approved shall not be occupied until the visibility splays shown on drawing 104 have been provided. The splays shall at all times be maintained free of level obstruction exceeding a height of 0.6m above adjacent carriageway.

Reason: In the interests of highway safety.

- 9) The Development hereby permitted shall not be first occupied until details of a scheme of electric vehicle charging points has been submitted and approved in writing by the Local Planning Authority. Thereafter the charging points shall be kept available for the charging of electric vehicles.

Reason: To encourage sustainable travel and healthy communities

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

Reason: To reduce vehicle movements and promote sustainable access

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

Reason: In the interests of highway safety.

- 12) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual

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model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.

2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

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

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

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

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

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remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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

- 13) 1. No development shall take place until a Written Scheme of Investigation for a programme of archaeological works have been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions and:

- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.
- c) Provision to be made for analysis of the site investigation and recording.
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e) Provision to be made for archive deposition of the analysis and records of the site investigation.
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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

Reason: To protect any below-ground archaeological interests.

**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.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

**Procedural matters**

This application is reported to Planning Committee for determination because the application is for major development. Further, the application requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.

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**Planning Application**                      **20/00521/FUL (Stratford-on-Avon)**  
**Consultation**  
**Response**

**Demolition of existing buildings and redevelopment of the site, to erect a purpose built care home (C2 Use Class) for older people with associated access, parking and landscaping.**

**High House Farm, Birmingham Road, Mappleborough Green, Studley, B80 7DF.**

**Applicant:**                                      **LNT Care Developments Ltd**  
**Ward:**                                              **Closest Redditch Wards; Winyates/Matchborough.**

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

Redditch Borough Council has been invited to comment by Stratford-on-Avon Council upon the proposed application. The Planning Application will be considered by Stratford-on-Avon Council Planning Committee in due course. This response will inform their decision making.

**RECOMMENDATION:**

That Members endorse the comments set out in the Officer Appraisal below.

**Background**

The application site is located immediately to the east of the administrative boundary with Redditch Borough Council accessed from the Warwick Highway.

High House Farm is positioned on the northern western side of the road traffic island at Mappleborough Green and backing on to land allocated in the Borough of Redditch Local Plan No4 as a Strategic Housing Allocation (site 211). This strategic site has a linear form and is positioned between Far Moor Lane, the Borough boundary and further to the east the Birmingham Road A435.

The application proposes the demolition of the existing range of buildings on site and the erection a new purpose built two storey 66 bed care home with associated access, parking and landscaping. The facility is to provide two types of care – general residential care and residential dementia care both falling within the C2 use Class (Residential Institution)

The application is accompanied by a number of documents including; Design and Access Statement, Planning Statement, Transport Statement and Travel Plan, Sustainability and

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Energy Statement, Geo Environmental Appraisal, Flood risk and Drainage Statement, Ecology Report, Tree Survey Report, Arboricultural Impact Assessment.

### **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

### **Officer Appraisal**

The Council have some concerns over the accessibility of the proposed Care Home in terms of pedestrian access. It is acknowledged that the Transport Statement in Section 3 sets out that pedestrian access is encouraged and that walking distances are set out, however the Council is concerned that the footpath infrastructure is not fully present. There is currently only a footpath on one side of the Warwick Highway which ends halfway along the highway towards the Alders Drive roundabout and there are no footpaths on the roundabout. In addition there are no footpaths along the A4189 (Henley Rd). Pedestrian access to the facility would be extremely limited and dangerous. It is also considered there could be further opportunities to link to the Winyates Green estate to the North of the site both in design terms and pedestrian access terms.

In terms of the use proposed the Borough Council does not have any objections.

### **Conclusion**

The Borough Council has no objections to the proposed use; however it expresses some concerns over the accessibility of the proposed Care Home in terms of pedestrian access.

The Borough Council encourages Stratford-on-Avon to ensure these issues are satisfactorily addressed through the Development Management process. In addition it encourages where possible, the integration of the site to the Winyates Green estate to the North.