



Planning Committee

Wed 4 Mar
2020
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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a
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If you have any queries on this Agenda please contact

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REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE



GUIDANCE ON PUBLIC SPEAKING

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

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

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

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

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

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

Further assistance:

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

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

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

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COMMITTEE

Wednesday, 4th 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 (Pages 1 - 10)

4. Update Reports

To note Update Reports (if any) for the Planning Applications to be considered at the meeting (circulated prior to the commencement of the meeting)

5. Application 19/01159/FUL - Chapel House Farm Feckenham Road Hunt End Redditch B97 5QG - Mr S Jones (Pages 11 - 18)

6. Application 19/01263/FUL Marlpit Farmhouse Marlpit Lane Redditch B97 5AW - Mr Brian Hands (Pages 19 - 36)

7. Application 19/01279/FUL - 17 Alcester Street Redditch - Mr Richard Lanyon (Pages 37 - 46)

8. Application 19/01464/FUL 23 Hoopers Lane Astwood Bank Redditch B96 6AP - Mrs Clare Whalley (Pages 47 - 56)

9. Application 19/0616/FUL - R Z Stores Costers Lane Winyates East Redditch B96 6AP - Mr Sarwar (Pages 57 - 66)

10. Consultation on a Planning Application - 19/01356/FUL - Barn House Farm Foxlydiat Lane Redditch B97 5PB (Bromsgrove District Council matter) (Pages 67 - 76)

Please note that there is no public speaking on this item

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Planning Committee

Wednesday, 19 February 2020

MINUTES

Present:

Councillor Salman Akbar (Chair), and Councillors Andrew Fry, Bill Hartnett, Anthony Lovell, Nyear Nazir, Gareth Prosser, Jennifer Wheeler, Julian Grubb and Craig Warhurst

Also Present:

Karen Hanchett and Steve Hawley, County Highways

Officers:

Helena Plant, Ruth Bamford and Amar Hussain

Democratic Services Officer:

Sarah Sellers

73. APOLOGIES

Apologies for absence were received from Councillors Brandon Clayton and Gemma Monaco. Councillor Julian Grubb attended as substitute for Councillor Clayton and Councillor Craig Warhurst attended as substitute for Councillor Monaco.

74. DECLARATIONS OF INTEREST

In relation to agenda item 6 Councillors Gareth Prosser and Anthony Lovell declared an Other Disclosable Interest in that they had previously expressed views regarding the scheme. Councillor Prosser left the meeting at the end of Agenda item 5 and took no part in the debate or vote for agenda items 6. Councillor Lovell retired to the public gallery during agenda item 6 and took no part in the debate or vote.

75. CONFIRMATION OF MINUTES

RESOLVED that

The Minutes of the Planning Committee held on 15th January 2020 be confirmed as a correct record and signed by the Chair.

.....
Chair

76. UPDATE REPORTS

The contents of the two update reports were noted.

77. APPLICATION 2016/077/OUT - LAND TO THE WEST OF FOXLYDIATE LANE AND PUMPHOUSE LANE, BROMSGROVE HIGHWAY, REDDITCH - HEYFORD DEVELOPMENTS LTD AND UK LAND AND DEVELOPMENTS LTD

Hybrid application comprising

1) Outline Application (with all matters reserved with the exception of vehicular points of access and principle routes within the site) for the demolition of existing buildings and the erection of : Up to 2,560 dwellings (Class C3); Local centre including retail floorspace up to 900 sq metres (Classes A1, A2, A3) health and community facilities of up to 900 sq metres (Class D1) ; A 3FE first school (Class D1) (up to 2.8Ha site area) including associated playing area and parking and all associated enabling and ancillary works.

2) Detailed application for the creation of a means of access off Birchfield Road, Cur Lane, Foxlydiate Lane and emergency, pedestrian and cycle access to Pumphouse Lane. The creation of a primary access road, including associated cut and fill works and other associated earthworks, landscaping, lighting, drainage and utilities, crossings and surface water attenuation/drainage measures.

Officers presented the report and reminded Members that the application had previously been considered by Planning Committee on 13th November 2019. On that occasion Members had decided to defer the application for the following reasons:-

- (i) To enable officers to give further consideration to the proposed condition limiting use of the Foxlydiate Lane access during the construction phase;
- (ii) To enable officers to undertake further negotiations regarding the Birchfield Road access being used as the initial access for construction traffic;
- (iii) To allow more time for any further response by the Council on the issue of disclosure of legal documents to the Acute Hospital Trust as detailed on pages 2 to 3 of the Update Report.

The report for this meeting had been updated to include officer responses to the deferral reasons, and in this regard Members were referred to section 21 on page 67 and to section 32 on page 76.

The update report also set out further representations received, including those from Bentley Pouncefoot Parish Council. The update report also made some corrections to the substantive report.

Officers outlined the overall layout and use of the site, and the location of the internal road network and access points with reference to the relevant parameter plans. Members were reminded that it was a “hybrid” application whereby the developer was seeking full permission for certain aspects including highway access and associated engineering works, and this would be followed up at a later stage by reserved matters applications to finalise the full details.

Officers summarised the current position in relation to each of the deferral reasons:-

Condition limiting the use of Foxlydiate Lane

At the previous meeting Members had debated the issue of the use of Foxlydiate Lane for construction traffic and as an access to newly constructed houses up to a suggested trigger point of 200 homes.

The revised position was that the Foxlydiate Lane access would be used to enter the site and to enable the construction of the Birchfield Road access. Thereafter all construction traffic would use Birchfield Road to enter the site.

Officers had set out draft conditions to secure this arrangement on page 86 of the agenda. However, these had been superseded by more clearly drafted proposed conditions set out on pages 1 to 2 of Update Report 1.

Potential for Birchfield Road access to be used as the initial access for construction traffic

Officers explained that the applicant had submitted a Construction Access Review Plan which compared the different options and Members were referred to the information on pages 67 to 69 of the agenda.

Having considered the review, officers had concluded that due to the constraints presented by the site it would be necessary to gain first access to the site from Foxlydiate Lane. As already outlined, the applicant would use this point of entry to provide a dedicated construction access via the Birchfield Road loop over the A448.

As set out at paragraph 21.8 of the report, following submission of the Construction Access Review Report, the applicants had subsequently confirmed that they would agree to a planning

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condition limiting the use of the Foxlydiate construction access, which would prohibit construction of any dwellings in advance of the Birchfield Road access being provided.

Acute Hospital Trust

At the time of the last meeting there had been a dialogue between the Council and the Worcestershire Acute Hospital Trust (WAHT) as to the disclosure of a legal opinion obtained by the Council (relating to whether the request by the trust for section 106 contributions was valid).

The Council's legal advisor had given advice that full disclosure of the legal opinion was not material to the planning application and would not prevent Members from making a decision.

Whilst that advice remained the same, officers were able to update Members that the issue of the request made by WAHT for financial contributions had been largely resolved. Members were referred to paragraphs 23.13 to 23.21 of the report which stated that officers had further reviewed the request made by WAHT, and were now satisfied that the request was supported by and in compliance with the policies in the NPPF, the CIL regulations and the NPPG.

As set out in paragraph 23.19 officers were seeking a delegation to agree the final sum of the financial contribution with the trust and the developers.

In conclusion members were referred to the summary on page 82 of the report and invited to approve the recommendations including the replacement conditions set out in Update Report 1 and the additional delegation requested at (d) on Update Report 2.

At the invitation of the Chair the following speakers addressed the committee under the Council's public speaking rules:-

- Councillor Ronnie Cheape - Bentley Pauncefoot Parish Council
- Mr Andrew Warby – local resident
- Mr Paul Frost – local resident
- Councillor Robin Lunn – Worcestershire County Council (Redditch North)
- Councillor David Thain – Redditch Borough Council (West Ward)
- Mr Jon Kirby - agent for the applicant

In responding to questions from Members officers clarified a number of issues including the following:-

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- Duplicate planning applications had been submitted to both Bromsgrove District Council and Redditch Borough Council. As such members at Redditch could consider the whole site, including those parts located within the Bromsgrove boundary,
- The 24 week time limit referred to at paragraph 21.4 of the report was the time which the developer estimated would be required for the Foxlydiate Lane access to be used by construction traffic. Officers did not have any reason to believe that the developer would delay this phase as it would be in the developers interest for the site to be opened up in a timely way.
- With regard to the trigger points for the section 106 agreement referred to at page 20, these had been arrived at through negotiation by the Council and the Highways Authority with the applicant, and sought to reflect those elements that might be needed at the outset of the development, with those which could be provided at a later stage once certain occupation levels had been reached.
- County Highways confirmed that the County Council was going through the process of applying for funding from the Department of Transport for the A38 Route Enhancement Programme. This was progressing positively but was still at outline business case stage and as such officers could not yet indicate when any funds granted would be released.
- Officers from County Highways outlined how traffic would reach the A448 from the reconfigured junction with Birchfield Road, emphasising that most drivers would divert from this route before reaching the junction and that the removal of the right hand turn from Birchfield Lane was being recommended on safety grounds.
- The option of using the bridleway off the Birchfield Road loop had been discounted for various reasons including that the gradient was too steep, the land fell outside the red line of the application and was not in the control of the applicant, and that it would be unsuitable for traffic to be exiting onto a main road.

In debating the application Members referred to the significant changes as to access which had been achieved since the matter was last before committee. Whilst acknowledging the concerns of the residents as to construction traffic, it appeared that the points that had led to the deferment had been addressed. Accordingly the recommendation was proposed and seconded.

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There was further discussion as to whether it would be appropriate for the discharge of the conditions to be brought back before the Planning Committee either for information or to be formally discharged. A range of opinions were expressed with some members taking the view that on such a complex application this step could actually be counter productive and lead to delays and that the delegations as requested should be granted.

RESOLVED that

Having regard to the development plan and to all other material considerations:-

- (a) Minded to GRANT hybrid planning permission**
- (b) That authority be delegated to the Head of Planning and Regeneration to GRANT hybrid planning permission subject to the receipt of a suitable and satisfactory legal mechanism in relation to the following:**
 - (i) £5,162,243 to mitigate for the additional demands on the wider transport network generated by the development. This contribution will specifically contribute to the following highway infrastructure:**
 - **A38 Route Enhancement Programme Contribution - £2,030,099.86**
 - **Junction Improvements - £3,132,143.14**

as follows:
Hewell Road / Windsor Road
Rough Hill Drive / Woodrow Drive / Greenlands Drive
Woodrow Drive / Washford Drive / Studley Road
Washford Drive / Old Forge Drive
Icknield Street Drive (B4497) / Washford Drive /
Claybrook Drive
 - (ii) Sustainable Infrastructure**
 - **Active travel infrastructure: £1,005,067.00**
 - **Public transport services: £1,434,900**
 - (iii) Personal Travel Planning**
 - **£200 Per Dwelling with in each dwelling per Reserved Matter Phase**
 - (iv) Education Infrastructure**

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- £7,471,000.00 towards the provision of fully serviced land for a new first school with up to 3 forms of entry (3FE)
 - A middle school contribution calculated on a per plot basis for each reserved matters application:
 - £708 open market 2 or more bedroom flat
 - £1,769 open market 2 or 3 bedroom dwelling
 - £2,654 open market 4 or more bedroom dwelling
- (v) Off-site teen and adult play and sports facilities and play pitch improvements: £1,200,000
- (vi) Waste Management Contribution: comprising £88,536 towards a refuse collection vehicle
- £25.49 per 240 litre standard capacity grey receptacle (waste)
 - £26.75 per 240 litre standard capacity green receptacle (recycling)
 - £252.43 per 1100 litre communal usage receptacle
- (vii) Planning Obligation Monitoring Fee: (Contribution amount to be confirmed). Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met. The fee/charge is subject to confirmation following authorisation to proceed with this provision at the meeting of Full Council on 25 September 2019.
- (viii) GP Surgery Contribution £968,990
- (ix) Redditch Town Centre Enhancement Works comprising:
Public Realm Improvement Works £380,000
Regeneration of key Strategic Town Centre Sites £1,000,000
- (x) Worcestershire Acute Hospital Trust Contribution (WAHT)
comprising -
Agreement of a final sum not exceeding £2,212,151 to be delegated to the Head of Planning and Regeneration Services (subject to verifying any deductions based on services already provided by the WAHT)
- And:
- (xi) The securing of a 40% provision of on-site affordable dwelling units

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(up to a maximum of 1024 units based 2,560 dwellings being built)

- (xii) the land on which the First School will be provided being up to 2.8 ha in area
- (xiii) The provision and future maintenance in perpetuity of the SuDs facilities Plan reference
- (xiv) The provision and future maintenance in perpetuity of the on-site play space and open space provision, and informal gardening/allotment space
- (xv) The provision of a pedestrian link with the adjoining development site at Barn House Farm
- (xvi) The provision of a community hall (prior to approval of 500th dwelling)

- (c) That DELEGATED POWERS be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions set out on pages 85 to 89 of the main agenda subject to the wording of the conditions listed on page 86 of the agenda being replaced with the following alternate wording:-

- Spine Road - details and completion
- Access Arrangements for Construction Traffic Access
Once the dedicated construction access onto Birchfield Road and construction of the haul road linking the Foxlydiate Lane access to the Birchfield Road access are provided, use of the Foxlydiate Lane access by construction traffic will permanently cease and construction traffic for the development will then use the dedicated construction access of Birchfield Road.

REASON: To limit the disturbance of construction traffic on the amenity of the residents in the locality.

- Details of Construction Access onto Foxlydiate Lane
Before development commences, engineering details of a dedicated construction access onto Foxlydiate Lane shall be submitted and approved in writing by the Local Planning Authority, and constructed in accordance with approved details.

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REASON: To ensure the safe and free flow of traffic onto the Highway.

- **Details of Dedicated Construction Access onto Birchfield Road**
Prior to the construction of any dwellings hereby permitted, engineering details of a dedicated construction access onto Birchfield Road shall be submitted and approved in writing by the Local Planning Authority, and constructed in accordance with the approved details.

REASON: To ensure the safe and free flow of traffic onto the Highway.

- **Cur Lane Access**
Prior to the occupation of the 400th dwelling – details and construction
 - **Completion of Access to Birchfield Road for future occupiers and Hewell Lane Improvement Works**
Prior to the occupation of the 600th dwelling – details and construction
 - **Completion of Access to Foxlydiate Lane for future occupiers**
Prior to the occupation of any dwellings - details and construction
- (d) That DELEGATED POWERS be granted to the Head of Planning and Regeneration, in consultation with the Chair of Planning Committee, to consider any additional representations received following the resolution on the application and prior to the issuing of the Decision.

and

- (e) That Members of the Planning Committee be provided with information reports by officers detailing the following:-
- The final outcome of the negotiations with Worcestershire Acute Hospitals Trust and the developer as to the amount of the financial contribution to be paid under paragraph 1 (x) above.
 - The final details of the Construction Environmental Management Plan (CEMP)

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78. APPLICATION REF 18/01626/S73 REDDITCH EASTERN GATEWAY : DISCHARGE OF CONDITIONS

Details pursuant to conditions 18 and 31 of 18/01626/S73

Members were reminded that at the meeting of the Planning Committee on 18th March 2019 they had requested that the details of 9 of the conditions be reported back to them for approval.

Officers were now in a position to report back on conditions 18 and 31. Condition 18 related to the Highways Construction Environmental Management Plan and Condition 31 related to Measures to prevent silting up of a ditch.

Officers reminded Members of the technical nature of the conditions and referred to the feedback which had been received from the relevant specialist consultees. It was noted that Update Report 2 included revisions to the substantive report and revised recommendations.

RESOLVED that

1. The details submitted pursuant to condition 18 being:

Highways Construction Environmental Management Plan (Ref GP.1006.F03 Rev 2)

be approved as acceptable in so far as they relate to Phase 1 of the development (northern parcel).

2. The details submitted pursuant to condition 31 being:

Biodiversity Construction Environmental Management Plan (Ref RGNP-BWB-DGT-XX-DR-D-602 A C01)

be approved as acceptable in so far as they relate to Phase 1 of the development (northern parcel) under authority delegated to officers on the proviso that the objection from the Environment Agency is addressed and withdrawn.

[In relation to this agenda item Councillors Gareth Prosser and Anthony Lovell declared an Other Disclosable Interest in that they had previously expressed views regarding the scheme. Councillor Prosser left the meeting at the end of Agenda item 5 and took no part in the debate or vote for agenda items 6. Councillor Lovell retired to the public gallery during agenda item 6 and took no part in the debate or vote.]

The Meeting commenced at 7.00 pm
and closed at 9.25 pm

PLANNING COMMITTEE

4th March 2020

Planning Application 19/01159/FUL

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

Chapel House Farm, Feckenham Road, Hunt End, Redditch, Worcestershire, B97 5QG

Applicant: Mr S Jones
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.farmer@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises of a single dwelling and detached garage. The dwelling is located along Feckenham Road in Astwood Bank within a large site which slopes steeply from north to south. The principal elevation faces south, with the rear elevation facing north towards Feckenham Road.

Chapel House Farm is a large red brick farmhouse which dates from the early-mid 19th century. The building is considered to be a non-designated heritage asset, is located within the setting of the Grade II listed Moat House (Barn about 60 yards South East of Chapel House Farm ' List Entry Number: 1100008), is located in the setting of a Scheduled Ancient Monument (Moated Site and Fishpond at Hunt End, 120m South East of Chapel House Farm - List Entry Number: 1017809), and is located within the setting of the non-designated barn complex to the west of Chapel House Farm.

Proposal Description

The applicant is proposing to demolish an existing modern conservatory and to construct a single storey rear and side extension in its place.

The single storey side extension extends from the east elevation of single storey rear projection by 6.8m which is approximately half the width of the main part of the dwelling. The extension is 5.2m in depth and 4m in height with a pitched roof and gable end. The extension will be in matching brick and tile.

The single storey rear extension which replaces the existing conservatory extends from the west elevation of the single storey rear projection. The extension is 8.4m by 5.1m with a height of 4.76m with a hipped roof. The extension will be in matching brick and tile.

Relevant Policies :

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Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 37: Historic Buildings and Structures

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

Redditch High Quality Design SPD

Relevant Planning History

2003/200/FUL	Proposed Dormer Windows	Granted	27.05.2003
2001/527/FUL	Erection Of A Detached Garage	Granted	28.12.2001

Consultations**Conservation Officer**

I have no objections to the demolition of the existing conservatory or its replacement with a slightly larger single storey brick extension, I do object to the single storey side extension which would be an incongruent and disproportionate addition to the existing floorplan and would detract from the symmetry of the host dwelling. The proposed development as such would fail to comply with Paragraph 197 of the NPPF (2019), Policies 36 and 37 of the Borough of Redditch Local Plan (2017), and the provisions of the Redditch High Quality Design SPD (2019).

Arboricultural Officer

No objections subject to condition.

Worcestershire County Council Countryside Service

No Comments Received To Date

Worcestershire Archive And Archaeological Service

The above application site lies directly adjacent to a Scheduled Monument, the Medieval moated site of Hunt End (national ref: 1017809). This is a very large trapezoidal moat containing the remains of 16th century Jacobean House. The moat still survives as an earthwork, but is now dry. The proposed extension lies outside the Scheduled area but the new foundations for it will lie within 10m of the edge of the moat. There is high potential for below ground remains associated with the Scheduled Monument. Chapel

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Farmhouse is also recorded on the HER as an undesignated Heritage Asset WSM43724: Unlisted early to mid-19th century farmhouse. Consequently, the application site is judged to potentially impact heritage assets of archaeological interest that would be lost or damaged by the development. On this basis, should you be minded to grant planning permission for this scheme it is recommended that a programme of archaeological works should be secured and implemented by means of a suitably worded condition attached to any grant of planning permission. This should comprise an archaeological watching brief on all groundworks.

Public Consultation Response

Two letters of objection have been received raising objections to the proposal. These objections have been summarised as follows;

- Property located within the Green Belt
- Property located next to moated site ancient scheduled monument
- Property is on an elevated position dominating hamlet, therefore any further development onsite would have a negative impact on the area.
- English Heritage should be consulted
- Extensions not proportionate to footprint of dwelling or in keeping with character of the dwelling
- Windows are out of character
- Removal of trees
- Impact on Right of Way
- Disruption during works

Assessment of Proposal

Chapel House Farm is a large red brick farmhouse with gabled stabled roof which dates from the early-mid 19th century. The building appears on the 1839 Tithe Map. The building is considered to be a non-designated heritage asset, is located within the setting of the Grade II listed Moat House (Barn about 60 yards South East of Chapel House Farm - List Entry Number: 1100008), is located in the setting of a Scheduled Ancient Monument (Moated Site and Fishpond at Hunt End, 120m South East of Chapel House Farm - List Entry Number: 1017809), and is located within the setting of the non-designated barn complex to the west of Chapel House Farm. The principal elevation faces south, with the rear elevation facing north towards Feckenham Road. The applicant is proposing to construct a single storey side extension, demolition of the existing modern conservatory, and a single storey rear extension in its position.

Heritage

The applicant is proposing to construct a single storey rear extension on part of the footprint of the existing conservatory. The proposed rear extension would create a minor addition to the floorplan of the existing building, but is predominantly being constructed over the existing footprint and is to be constructed of materials to match the host building. The alterations to the built form resultant from this rear extension would be minor and it is considered that this aspect of the proposal would therefore preserve the character,

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appearance and significance of the affected heritage assets. The proposed roof lights are also considered acceptable.

The side extension which projects beyond the east elevation of the single storey projection would unbalance the symmetry of the principle elevation. The Conservation Officer has raised objection to this element of the scheme advising it would fail to preserve the character, appearance and significance of the heritage asset. It is however acknowledged that this dwelling does benefit from its permitted development rights and that the rear projection is part of the original dwelling and not a previous extension. The proposed extension has been reduced in height to ensure that it complies with Part 1, Class A of the General Permitted Development Order 2015 (As Amended) and therefore could be constructed onsite without the benefit of planning permission. Taking this into account it would not be reasonable to refuse the application on the objections raised by the Conservation Officer.

Part of the wider land within the ownership of the Applicant is sited within a scheduled ancient monument as marked on the Historic England map but the dwelling itself, and associated garden area and curtilage where the extension is proposed, is outside the defined area. The barn to the south east of the application site is a listed building however it is considered that due to the distance between the site and barn, the fact that both properties are separate with their own defined curtilage areas and the fact that the proposed extension is to the north of the building, that the proposal will not impact on the setting of the barn. The proposed extension is also on a similar footprint to existing extensions and even though it extends to the side of the house for the reasons given above, it is not considered that it would impact on the setting of the listed former barn. The County Archaeologist has not objected to the proposal but has requested a pre-commencement condition requiring a programme of archaeological work and a further condition to ensure the development is not occupied until the post investigation work has been carried out. No objections have been raised by the Conservation Officer on the impact on the setting of the Listed Buildings or Ancient Scheduled Monument.

Green Belt

The site is within the Green Belt. Originally the proposals included a large detached garage but this has been withdrawn from the scheme as it was considered to be inappropriate development in the Green Belt. There is an existing garage located within 5 metres of the dwelling and other than an application for the garage the planning history for the site shows that the only previous extension to the dwelling was to add dormer windows to the second floor which created no floor area. The second floor accommodation appears to be original as the rooms are lit by semi-circular windows on the side elevations which appear to be original. The combined floor area of the proposed extension and existing detached garage do not exceed a 40% increase in floorspace when compared with the original dwelling. This proposal therefore complies with the guidance in the Redditch High Quality Design SPD which states that extensions to dwellings can be up to a maximum of 40% increase of the original dwelling. Provided the development does not result in an adverse impact on the openness of the Green Belt the

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proposal is not considered to be inappropriate in the Green Belt. The proposed extension is single storey and located to the rear of an existing dwelling on a similar footprint to existing extensions and I do not consider that the development would harm the openness of the Green Belt.

Amenity

The nearest neighbouring dwellings to the site are a horseshoe shaped courtyard of barn conversions to the west of the dwelling. The closest part of the barn conversion to the site is a blank end elevation. No windows are proposed in the side elevation of the proposed extension and the proposed extension is single storey only. The proposal will not result in any harmful overlooking, overshadowing or overbearing impact on the occupiers of any neighbouring dwelling.

Comments

Two letters of representation have been received from a neighbouring occupier raising concerns with impact on heritage assets, disturbance during building works, the scale of the footprint of the proposed additions, the design of the windows not being in keeping and regarding the position and scale of the garage with regards to proximity to the scheduled ancient monument, trees and an adjoining footpath.

In terms of disruptions during construction, given the small scale of the development it is not considered likely that the works would unduly impact on the occupiers of the surrounding properties. It is noted that the site is in a rural area on a narrow road; however these are operational issues for the developer to be mindful of.

The garage was withdrawn from the scheme and so is no longer being considered and the footprint/ scale and design of the extensions is assessed above. The Conservation Officer has advised that the fenestration details on the extensions are appropriate to the design of the dwelling.

In respect of trees, the plans show the removal of five trees to the rear of the site. The Tree Officer has raised no objection to the removal of these trees and has suggested appropriately worded conditions for the protection of all retained trees onsite.

The site is adjacent to a Public Right of Way however the proposal is within the curtilage of the dwelling and therefore should not have a direct impact on this Right of Way. The applicant is advised that the Right of Way should not be obstructed during the construction of the extensions.

In conclusion, the scheme is considered to be acceptable.

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RECOMMENDATION:

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

Conditions:

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

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

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

SPA_267_02A Block Plan

SPA_267_10 Ground Floor Plans

SPA_267_12 Proposed North and South Elevations

SPA_267_13 Proposed East and West Elevations

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

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

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

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Reason: To secure the provision and implementation of a programme of archaeological works to ensure that the development is acceptable with regards to the adjoining heritage asset of archaeological interest in accordance with the requirements of paragraph 199 of the National Planning Policy Framework. This condition is required to be a pre-commencement as some of the archaeological could be lost if works were to take place before carrying out an investigation.

- 5) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (4) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To secure the provision and implementation of a programme of archaeological works to ensure that the development is acceptable with regards to the adjoining heritage asset of archaeological interest in accordance with the requirements of paragraph 199 of the National Planning Policy Framework.

- 6) Retained trees and their Root Protection Areas (RPA) must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the RPAs of any retained trees and any excavations within the RPAs must be carried out by hand and in accordance with BS5837:2012.

Reason: To protect the trees onsite which make an important contribution to the visual amenity of the area.

- 7) Prior to installation, details of the proposed rooflights, shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To protect the historic significance of the heritage asset.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the openness of the Green Belt and the historic significance of the Non-Designated Heritage Asset.

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Informatives

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

Procedural matters

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

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Planning Application 19/01263/FUL

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

Marlpit Farmhouse, Marlpit Lane, Headless Cross, Redditch, Worcestershire, B97 5AW,

**Applicant: Mr Brian Hands
Ward: West Ward**

(See additional papers for site plan)

Case Officer: Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

The proposed development covers a small farmstead known as Marlpit Farm, which lies to the east of Redditch Golf Course, and is accessed via a small section of Marlpit Lane which leads to the site from Belmont Close. The farmstead currently comprises the farmhouse, and to the west, two ranges of historic barns, one to the south west the other to the North West. Further to the west is a modern farm building.

Proposal Description

This application seeks consent to demolish the existing modern outbuilding, renovate the existing farmhouse, convert the 2 existing historic barns into dwellinghouses and construct 2 new dwellinghouses.

Planning permission was refused for the demolition of the existing buildings and erection of 5 new dwellings at this site last year under planning application 18/00100/OUT. The refusal reasons related to highway safety matters and the complete loss of the heritage assets (farmhouse and barns) on the site.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 13: Primarily Open Space

Policy 16: Natural Environment

Policy 17: Flood Risk Management

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Policy 18: Sustainable water Management
 Policy 19: Sustainable travel and Accessibility
 Policy 20: Transport Requirements for New Development
 Policy 36: Historic Environment
 Policy 37: Historic Buildings and Structures
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD
 National Design Guide
 NPPF National Planning Policy Framework (2019)
 NPPG National Planning Practice Guidance

Relevant Planning History

18/00100/OUT	Outline Application for the demolition of existing dwellinghouse and outbuildings and erection of five two storey detached dwellings with detached double garages and ancillary access and parking	Refused	25.05.2018
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Consultations

Arboricultural Officer

Consulted 7 November 2019 expired 1 December 2019

Re consulted 13 January 2020 expired 30 January 2020

I hold no objections to this proposed application, in relation to any tree related issues, subject to certain conditions relating too: adequate tree protection, no storage of plant/materials within the RPAs of any retained trees and any excavations within the root protection areas must be carried out by hand.

Cllr Dormer (Ward Councillor)

Consulted 7 November 2019 expired 28 November 2019

Re- consulted 13 January 2020 Expired 30 January 2020

No Comments Received To Date

Cllr Thain (ward Councillor)

Consulted 7 November 2019 expired 28 November 2019

Re- consulted 13 January 2020 Expired 30 January 2020

No Comments Received To Date

Worcestershire County Council Highway Authority

Consulted 7 November 2019 Expired 1 December 2019

Re consulted 13 January 2020 Expired 30 January 2020

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I have no highway objections, subject to conditions including car and cycle parking provision, provision of electrical vehicle charging points, conformity with submitted details and vehicular visibility splay.

WRS - Contaminated Land

Consulted 7 November 2019 Expired 01 December 2019

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

In order to ensure that the site is suitable for its proposed use and in accordance with the National Planning Policy Framework, contamination investigation and remediation conditions are recommended.

Crime Risk Manager

Consulted 7 November Expired 01 December 2019

No objections to this application. I'm sure the developer is aware so this is a reminder- all doors and windows in all the buildings should meet the specifications outlined in Approved Document Q of the Building Regulations.

Community Safety Project Officer Community Safety

Consulted 7 November 2019 Expired 1 December 2019

We have no comments other than to support those of the crime risk manager where he refers to the requirements of ADQ.

Worcestershire County Council Countryside Service

Consulted 7 November 2019 Expired 1 December 2019

No Comments Received To Date

Conservation Officer

Consulted 7 November 2019 Expired 1 December 2019

The re-use of the redundant farmhouse and conversion of the historic barns is welcomed. The final designs for the barns has come about after much discussion and generally follows the guidance on the conversion of rural buildings provided in the recently adopted High Quality Design SPD. There is no objection to the modern barns being replaced with two houses which have been designed to be barn like in appearance.

It is suggested that all materials and joinery details at a scale of 1:5 are conditioned to be approved by the Local Planning Authority prior to the commencement of works on site.

Red Kite Network- Ecology

Consulted 7 November 2019 Expired 1 December 2019

Having reviewed the supporting ecological information supplied as part of the application, I can confirm that surveys have been conducted in accordance with best practice and survey effort is proportional and relevant in the context of the proposed application. There

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should be conditions attached to this application in relation to requirements for natural England licence, detailed mitigation, precautionary methods of working recommendations and protection of breeding birds.

Redditch Borough Council Strategic Planning and Conservation**Consulted 7 November 2019 expired 1 December 2019**

No Comments Received To Date

North Worcestershire Water Management**Consulted 7 November 2019 expired 1 December 2019**

It's not ideal but looking at the levels they are correct in that it's not physically possible for the entire site to be gravity drained. So if we insist on this it means the scheme can't really go ahead and in my opinion it's not so much of a problem that we can't accept it with some assurances around measures that will be put in place to prevent impacts if it fails. We will require further information on top of what is already provided. I have included a condition that will make sure we get this to attach to the application.

Condition: No works or development shall take place until complete details for scheme for surface water drainage have been submitted to, and approved in writing by the Local Planning Authority.

Worcestershire Archive and Archaeological Service**Consulted 1 November 2019 Expired 1 December 2019**

No objection, but recommend that 2 conditions should be attached to any consent seeking for a programme of archaeology works to be undertaken at this site.

Western Power Distribution**Consulted 1 November 2019 Expired 1 December 2019**

No Comments Received To Date

Hereford & Worcester Fire and Rescue**Consulted 15 November 2019 Expired 9 December 2019**

No Comments Received To Date

Waste Management- Redditch Borough Council**Consulted 15 November 2019 Expired 9 December 2019**

No Comments Received To Date

Public Consultation Response

15 neighbour notification letters sent 7 November 2019 expired 01 December 2019

17 neighbour amendment notification letters sent 13 January 2020 expired 30 January 2020

Site notices displayed on 08/11/2019 expired 02 December 2019

Press Notice (Redditch Standard) on 15 November 2019 expired 02 December 2019

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Representations

8 objections and 1 support received:

Objections:

- Width of access inadequate
- Inadequate access for emergency vehicles
- Highway Safety
- Increase in vehicular traffic in area is a potential health and safety issue
- Loss of hedgerows- impact on wildlife, would expose houses that back onto lane increasing security risk and exposure to noise pollutions and visibility into bedrooms
- Relocation of footpath closer to dwellinghouse and proposed installation of pedestrian barriers will provide a high level platform for people to view into house and garden.
- The use of Marlpit Lane as a vehicle access route to the proposed housing development will create conflict between pedestrians and vehicle movement resulting in an unacceptable safety hazard to current users.
- Proposal does not address concerns on highway safety that formed a refusal reason on last application
- The development would be detrimental and inconvenient to other road users in Belmont Close and would be a potential safety hazard.
- Other non-material planning considerations

Support:

- Proposal will tidy up site and entrance and enhance the area, including reduce rat population would not cause any more traffic than there used to be when green keepers used the site

Assessment of Proposal

Planning Considerations

The main issues to be considered in assessing the application are the following:

- o Primarily Open Space;
- o Historic Environment;
- o Residential Amenity;
- o Highways Considerations;
- o Landscape and Trees;
- o Natural Environment; and
- o Contamination

Primarily Open Space

This application site (with the exception of the farm house- which is within the residential area) predominantly falls within an area designated as Primarily Open Space in the Borough of Redditch Local Plan No.4 (BORLP4). While the site forms part of Redditch Golf Course and therefore has limited access to the public, it is noted that all Primarily

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Open Space is a valuable part of the Green Infrastructure network, which fulfils a number of functions. All primarily Open Space does therefore have protection under Policy 13 of the BORLP4.

Policy 13.2 identifies the criteria which are taken into consideration when assessing proposals that affect Primarily Open Space. The "Planning and Design and Access Statement -additional information" submitted in support of the application addresses this criteria and concludes that the proposed development would outweigh the value of the land as open space.

While proposals resulting in a loss of Primarily Open Space are not normally granted planning permission, it is acknowledged that when considered against most of the criteria in Policy 13 this site does make very little contribution to the Borough's provision of open space. The loss of this area of Primarily Open Space is therefore considered to be acceptable.

Historic Environment

Marlpit Farm is an historic farmstead which currently comprises the farmhouse, and two ranges of historic barns as well as a modern farm building. The Farmhouse is recorded on the Historic Environment Record (HER), as a 'Late 19th century/early 20th century farmhouse'. The associated barns are not separately listed on the HER, but are considered to be of historic value.

The Council's Conservation Officer considers that being a largely extant and unaltered collection of farm buildings, the farmstead can be considered to be a non-designated heritage asset. With their significance and importance being derived from the still legible form, relative intactness, comprising a good example of local architectural detailing and character, and the evidence it provides of past rural land use in this area, to which Worcestershire Archaeological Team agree.

Policy 36.2 of the Redditch Local Plan requires that Non-designated heritage assets and their settings need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment. In addition Policy 36.3 sets out that heritage assets are an irreplaceable resource and those at risk should be protected. This is also partly reiterated in Policy 37.3.

Policy 37.2i also supports the conservation and enhancement of historic buildings, and Policy 37.2iv encourages the use of the Worcestershire Farmsteads Guidance. These policies are supported by the NPPF; notably Paragraph 192, which sets out that, local planning authority's should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'.

Overall the re-use of the redundant farmhouse and conversion of the historic barns is welcomed by the Conservation Officer and Worcestershire Archaeology Team. It is also

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noted that the conservation Officer has raised no objection to the modern barns being replaced with two houses which have been designed to be barn like in appearance.

The conservation Officer and the Worcestershire Archaeological Team have however suggested that certain conditions should be attached to any permission that is granted in relation to materials and joinery details and a programme of archaeological work.

Residential Amenity

Concerns have been raised by local residents regarding the impact of the proposal on their existing amenities. The issues that have been raised include: increase in noise, air pollution, light pollution and loss of privacy from the increased vehicle activity using Marlpit Lane to access the proposed development.

The section of the Marlpit Lane which forms the access to the site is not regularly used by vehicular traffic at present, as the existing buildings on the site (dwelling house and barns) are either unoccupied or are mainly accessed from within the golf course. It is therefore acknowledged that the proposed development would increase the level of vehicular traffic that currently uses this section of Marlpit Lane.

However, the section of Marlpit Lane that forms to the access into the site is an existing road, which can be used by vehicular traffic. It is also acknowledged that if the existing dwelling house was reoccupied and the existing barns used in connection with another site, the frequency and volume of vehicles using the existing access lane could increase from their existing levels. Therefore given the scale of the proposed development, it is not considered that; the volume of traffic that the proposed development would give rise too, would cause an adverse impact on the amenities of the occupiers of the neighbouring properties.

It is also noted that the proposed garden areas and separation distances between the dwelling houses shown on the proposed site plan would comply with the Councils spacing standards set out in Borough of Redditch High Quality Design SPD. Due to this is not considered that the proposal would cause any adverse amenity issues for the future occupiers of the proposed dwellinghouses.

Highways Considerations

Concerns have been raised by local residents regarding the impact of the proposal on highway safety, particularly the suitability of the access lane and the impact on the high volume of pedestrians and cyclists that use the access road.

The Highway Authority have undertaken a robust assessment of the planning application and based on their analysis of the information submitted and the amendments that have been made to the scheme following the refusal of Planning Application Reference: 18/00100/OUT, they have confirmed that subject to certain conditions they raise no objections to the proposal. This is because they consider that the site is in a sustainable location, and that the site benefits from an existing access with acceptable visibility splays in both directions from the exiting access. They also note that Marlpit Lane does not

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benefit from footpaths but note that street lighting is present. It is also noted that the width of the access road (Marlpit Lane) has been increased to a width of 4.1metres.

They have also noted the objections which have been raised by the residents in regards to pedestrian safety, but have confirmed that due to the scale of the proposed development they do not believe that pedestrian safety in this location would be compromised.

Impact on Landscape and Trees

The Councils Tree officer has raised no objection to the proposed development, subject to certain conditions relating to tree and hedgerow protection in line with BS5837:2012, that no storage should take place within the Root protection areas of the trees and that any excavations within the root protection areas is carried out by hand.

Natural Environment / Ecology

The NPPF and Policy 16 of the Local Plan recognise the importance of conserving and enhancing biodiversity. The impact on biodiversity should be minimised with net gains provided where possible. In determining applications if significant harm resulting from a development cannot be avoided through relocation to an alternative site, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Ecological Information has been provided with this application, which set out that there are protected species issues on this site which include the presence of bat roosts within two of the buildings and great crested newts within the proximity of the site.. Due to this a natural England Licence to avoid an offence under the Conservation of Species and Habitats Regulations 2010 (the Regulations). There is no requirement for an EPS derogation licence to be provided prior to grant of planning permission, but the decision taker must be assured that there would be a reasonable prospect of the licence being granted by Natural England, having regard to the requirements of the Habitats Directive. The three derogation tests that need to be taken into consideration are:

1. Preserving public health or public safety or other imperative reasons of overriding public interest;
2. There is no satisfactory alternative; and
3. The action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range.

In so far as the first test, the public interest of the proposal can be of a social, environmental or economic interest. In this case it is acknowledged that Redditch Borough Council cannot currently demonstrate a five year housing land supply, and that the proposed development would contribute to the housing supply in the Borough which could also bring employment and work to the Borough. It is also acknowledged that the proposal would also result in the historic farmstead and heritage asset being put back into a viable use and therefore would secure the future of these buildings. It is therefore

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considered that the proposal would have both an economic, social and environment benefit and as such would be in the public interest.

In relation to the second test, no other alternative options have been put forward as part of this proposal. It is noted that the buildings could remain as they are, however due to the age and historic importance of these buildings it is considered important that they are put into a viable use for their future protection.

With regards to the third test, the ecology information which has been submitted with this application does recommend certain mitigation, compensation and enhancements measures to take place in relation to bats. The Newt HSI report sets out that an appropriate scheme of mitigation, compensation and enhancement must be produced for this site, and adhered to during the course of the development works. It sets out some suggestions to include in the scheme. The preliminary assessment provided does also set out that once the development proposals are confirmed, a detailed Ecological Mitigation and Enhancement Strategy should be written.

The Councils Ecological consultant has set out in their comments on this application that having reviewed the supporting ecological information, they can confirm that surveys have been conducted in accordance with best practice and survey effort is proportional and relevant in the context of the proposed application. They also confirm that suitable outline mitigation proposals have been provided in relation to bats and great crested newts, but that further more details mitigation should be supplied post decision. They also set out that the precautionary recommendations for bats in relation to building 3 should be conditioned and that there should be a general condition in appended to any permission that is granted in relation to protection of breeding birds.

Overall therefore due to the above, it is considered that there would be a reasonable prospect of a licence being granted by Natural England.

Drainage

North Worcestershire Water Management have reviewed the proposal and although they did initially raise concerns over the type of foul drainage that was proposed- a pumping system. Following further discussions with the applicant and further consideration of the matter, they now believe that due to the levels it would not be physically possible for the entire site to be gravity drained.

They have therefore raised no objection to the proposal provided a drainage scheme condition is appended to any consent that is granted

Contamination

Worcestershire Regulatory Services (WRS) have reviewed the supporting information and available records to determine any potential contaminated land issues. It is understood that the site is part of Redditch Golf Club and that some of the barns have been used more recently for storage of equipment used for ground maintenance that that one of the barns has been used as a workshop.

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WRS records also indicate that within the north eastern part of the site there is an area of infilled ground, possibly a former pond. They consider that there is the potential for contamination to be present within the infill material and depending on the nature of the infill there is the potential for ground gases to be present which could impact the proposed development.

Given this, WRS consider that there is potential for contamination to exist on the site, but that more information relating to ground conditions is required to determine whether or not remediation will be required. WRS have therefore recommended that prior to commencement of development on the site, they recommend that site investigation conditions should be attached to any permission granted in order to ensure that the site is suitable for its proposed use.

Community Safety

Neither the Crime Risk manager from West Mercia Police or the Councils Community Safety Officer have raised objections to this application. They did however note that all doors and windows in all the buildings should meet the specifications outlined in Approved Document Q of the Building Regulations. An informative relating to this matter shall be included on the permission.

Planning Balance and conclusion

Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision taking this means:

- c) Approving development proposals that accord with an up to date development plan without delay; or
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - i. the application of policies in this framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.

Redditch Borough Council cannot currently demonstrate an up-to-date 5 year housing land supply, although it is noted that this does not automatically lead to the granting of planning permission.

In this case the principle of residential development on this site that is designated as partly residential, but mainly primarily open space is considered to be acceptable. Particularly, due to the fact that the proposal will secure a viable future use of the house and historic barns on this site, which are considered to be heritage assets. Concerns have been raised in relation to Highway safety and impact on the existing amenities of

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the nearby residents. It has been assessed that the proposal would not have a detrimental impact on the existing amenities of the nearby residents. The impact of the proposal on protected species and their habitats has also been taken into consideration, and subject conditions it is considered that there would be a reasonable prospect of a licence being granted for the proposed development by Natural England.

Overall, for the reasons set out above the proposed development is considered to accord with the development plan and the NPPF and therefore in line with para 11c) it is considered that the proposal should be granted.

RECOMMENDATION:

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

Conditions:

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

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

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

Drawing No. 1815.01A Location Plan

Drawing No. 1815.02E Proposed Site Plan- Colour

Drawing No. 1815.03F Proposed Site Plan

Drawing No. 1815.04A Proposed House Type- Plot 3 +Wagon Shed Plots 2 + 5

Drawing No. 1815.05A Proposed house Type- Plot 4

Drawing No. 1815.06B Farmhouse +Proposed garage Plans + Elevations- Plot 1

Drawing No. 1815.07B Barn +Workshop Proposed Plans + Elevations- plots 2 + 5

Drawing No. 1815.08B Block Plans

Drawing No. 1815.09B Proposed Drainage Plan

Drawing No. 1815.10A Vehicular and Pedestrian Visibility Spay + Highways

Extents Plan

Drawing No. 1815.11B Proposed Site Sections

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

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- 3) Prior to the commencement of development, a Natural England licence should be obtained for the proposed development and a detailed scheme of ecological mitigation, compensation and enhancement measures shall be submitted to and approved by the Local Planning Authority for the site for both bats and Great Crested Newts.

Reason: To safeguard biodiversity and protected species under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) and in accordance with the NPPF

- 4) Due to the suitability of the buildings on site for nesting birds, all works (construction and demolition works) shall take place outside of the breeding bird season (March to August inclusive). If timing constraints conflict with this, then all of the buildings should be checked prior to any works commencing by a suitably qualified ecologist for active nests. The ecologist will be able to identify any nesting birds and should advise of appropriate safe working distances. All active nests must be left undisturbed until young have fledged, as advised by the ecologist.

Reason: To safeguard biodiversity and protected species under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) and in accordance with the NPPF

- 5) A licensed bat worker shall be present on the site to supervise the removal of the roofing materials on Barn 3 (as illustrated in 4.2.2 preliminary Roost Assessment Plan on page 27 of the Focus Ecology Bat Survey Report dated August 2019). All roof materials shall be removal by hand. The licensed bat worked should remain on call during the continuing demolition works of this barn.

In the event that roosting bats are discovered during these works, works must cease immediately and natural England contacted to advise on any licensing requirements to allow lawful completion of the works.

Reason: To safeguard biodiversity and protected species under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) and in accordance with the NPPF

- 6) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation

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- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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

- 7) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (6) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

- 8) No development shall commence on this site, other than that required to be carried out as part of an approved scheme of remediation, until points 1 to 6 of this condition 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 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"

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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 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.

- 9) No works or development shall take place above foundation level until complete details for scheme for foul and surface water drainage have been submitted to, and approved in writing by the Local Planning Authority.

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This should include, but is not limited to:-

- o Full foul and surface water detailed drainage plan
- o Management plan for the proposed FWPS
- o Surface water calculations
- o Evidence of permission to discharge to the adjacent land

The approved scheme shall be fully implemented prior to the first use of the development hereby approved.

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

- 10) Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, all trees and hedgerows which are to be retained both on or adjacent to the application site shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

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

- 11) Throughout the demolition and construction phase of the development hereby approved, no storage of plant or materials shall take place within the Root protection areas of any trees or hedges on or adjacent to the site.

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

- 12) Any excavations that are to be undertaken within the Root Protection Area of any trees or hedgerows within or adjacent to the site must be carried out by hand in accordance with BS5837:2012.

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

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

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

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- 14) Prior to installation, details of all joinery shall be submitted at a scale of 1:5 to the local planning authority and approved in writing. The development shall then be carried out in accordance with the approved details.

Reason: To maintain the character and appearance of the buildings and the historic farmstead.

- 15) Prior to its first installation details of a soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The approved planting shall be completed prior to the first occupation of the dwellings hereby approved or such other time as is agreed as part of the details to be submitted. The planting schedule shall include all those trees, hedgerows, shrubs or existing features of the land to be retained, removed and/or treated, new planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

All such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In order to secure a well-planned development.

- 16) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 1815.02E.

Reason: To ensure conformity with submitted details.

- 17) The Development hereby approved shall not commence or be occupied until the visibility splays shown on drawing 1815.10A 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.

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- 18) The Development hereby permitted shall not be first occupied until 2 sheltered and secure cycle parking spaces per dwellinghouse to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

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

- 19) 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 (Belmont Close), has been surfaced in a bound material.

Reason: In the interests of highway safety.

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

Reason: To encourage sustainable travel and healthy communities.

- 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E and Schedule 2, Part 2, Class A shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the character and appearance of the historic farmstead and the character and appearance of the wider public open space.

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) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.

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- 3) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway
- 4) The applicant is advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out the works for the development hereby approved.
- 5) All doors and windows in all the buildings should meet the specifications outlined in Approved Document Q of the Building Regulations.

Procedural matters

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

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Planning Application 19/01279/FUL

Proposed change of uses 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.

17 Alcester Street, Redditch, Worcestershire

Applicant: Mr Richard Lanyon
Ward: Abbey Ward

(See additional papers for site plan)

Case Officer: Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

17 Alcester Street is a large modern two storey building, situated within the Town centre of Redditch. At ground floor the unit currently consists of a mix of uses including a large retail unit which has been unoccupied for over 6 years, a restaurant use and a tanning salon. The first floor of the unit is currently used as a Bingo Hall. There is a car park that serves the building which is accessed off Grove Street to the south east of the building; The building currently has two main frontages, one off Red lion Street and the other off Alcester Street. The building is adjacent to the Palace Theatre which is a grade II listed building.

Proposal Description

The proposal is for various alterations and changes of use of the building at both ground and first floors to include:

- 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 co-working area (offices) and B8 (self storage) uses;
- First floor: change of use from D2 (bingo) use to B8 (self-storage) and installation of mezzanine floor.

In total the self-storage B8 use would occupy approximately 3116sqm of the building, with the retail element occupying approximately 420sqm of the building. The B1 use would occupy approximately 100sqm of the building and would be made up of a co-working area and facilities. The A3 use would be expanded, taking up approximately 60sqm of the existing retail floor space of the building.

Some minor external alterations are also proposed to the north western elevation of the building, to include the insertion of new shop fronts to two of the new retail units that

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would be accessed from this side. No other external alterations are proposed at this stage.

The proposed B8 self-storage use would have up to 300 storage units of various sizes. It is proposed that the self-storage units could be used by members of the public between 0600-2200 daily, with a reception area manned between 0900-1800 Monday to Friday, 0900 to 1600 on Saturdays and 1000 to 1500 on Sundays. Outside of reception hours the self-storage units would be accessed from the Alcester Street entrance via monitored CCTV and security keypads.

Deliveries would be controlled and co-ordinated via reception desk staff and will be subject to agreed delivery times and only when the reception desked in manned. These appointments will normally be hour block appointments). It is also proposed that the self-storage company (Away Storage Ltd) would offer a collection and delivery service for both domestic and business customers; initially they propose to have one electric van with a charging point to facilitate this.

The supporting information that has been submitted with this application sets out that it is anticipated that the proposed B8 self-storage use would employ 3.5 full time employees, and that they expect the A1 uses would create around 10 jobs. They also expected that the co-working business area would look to support local businesses and create a local business community of between 40-50 members by year 3.

Relevant Policies:

Borough of Redditch Local Plan No. 4:

Policy 1: Presumption in Favour of Sustainable Development

Policy 19: Sustainable travel and Accessibility

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

Policy 32: Protection of the Retail Core

Policy 33: Use of Upper Floors

Others:

Redditch High Quality Design SPD

National Design Guide

NPPF - National Planning Policy Framework (2019)

NPPG - National Planning Practice Guidance

Relevant Planning History

None

Consultations

Cllr Grubb Consulted 11/10/2019 Expired 01/11/2019

No Comments Received To Date

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Cllr Michael Chalk Consulted 11/10/2019 Expired 01/11/2019

I am aware of the application and am happy to leave the consideration to the planning committee

Highways Redditch Consulted 11/10/2019 Expired 04/11/2019

Worcestershire County Council acting in its role as the Highway Authority has no objection subject to conditions.

Economic Development and Regeneration Service Consulted 11/10/2019 Expired 04/11/2019

Welcome the extension of the restaurant, additional retail and office space in this area of Redditch Town Centre and have no objections.

Conservation Officer Consulted 11/10/2019 Expired 04/11/2019

No objections.

Crime Risk Manager Consulted 03/01/2020 Expired 27/01/2020

The applicant has responded with the security arrangements for the self-storage units. What they intend putting in place is acceptable; therefore I would not raise any objection.

Community Safety- Redditch Council Consulted 03/01/2020 Expired 27/01/2020

We support the comments of the Police Crime Risk Manager.

Public Consultation Response

Public Consultation

7 Neighbour Notification Letters Sent on 11/10/2019 Expired 04/11/2019

Site Notice Posted 14/10/2019 Expired 7/11/2019

Press Notice (Redditch Standard) Published 18/10/2019 Expired 04/11/2019

Representations

8 comments in objection to proposal received:

- Loss of Bingo use that many people still enjoy and is a meeting place for many
- Loss of Bingo Hall which is a great community asset
- Town is becoming a ghost town
- Proposal is outrageous when taking into account how many other storage facilities there are around Redditch and still not being used
- Redditch needs social and leisure activities
- Proposed facility is not appropriate for an area which is supposed to be retail/entertainment. It would be detrimental to the town centre.
- Self-storage will require access for users possibly trucks etc. The rd is not suitable in anyway.

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- In the current climate of high risk for terrorist attacks have grave concerns over the location of storage units in a populated area. Who is going to check what is stored in them? There has to be a security risk.

3 comments in support of proposal received (including from the Palace Theatre):

- Improved car parking arrangements
- Shared working spaces are in short supply in area
- Riley's Restaurant is popular and often full, additional space would benefit them
- self-storage lacking in Redditch and one that is not out of town would be benefit
- Proposal would increase is footfall in area and regenerate this part of the town

Assessment of Proposal

Principle of Proposal

The ground floor retail element of the building has been unoccupied for over 6 years. Although the D2 Bingo Hall use at the first floor is still active at present. However Shipleys who currently lease the premises have provided confirmation that they are looking at closing the bingo Hall on the 29 march 2020.

The proposal is to subdivide the existing A1 retail unit at ground floor to provide smaller A1 units, and other uses including A3, B1 and B8 uses. The existing retail frontage of the building at ground floor level is proposed to be fully retained, which is vital to ensure and encourage the vitality and viability of this area of Redditch Town Centre.

The existing A3 unit currently occupied by Riley's restaurant is proposed to be extended into part of the exiting retail floor space. However the external frontage of this A3 unit is not proposed to change.

The proposed B1 use is proposed to replace the existing tanning studio at the rear of the building, and the remaining retail floorspace at ground floor level, which does not have an active frontage, is proposed to be used as part of the proposed B8 self-storage use (404sqm).

The whole of the first floor area of the building is proposed to be changed into a B8 self-storage use from its existing D2 bingo Hall use, with a new mezzanine level proposed to be installed to increase the storage capacity.

Comments have been received in relation to the loss of the existing D2 Bingo Hall use from members of the public, which is used a social meeting place by some residents.

Paragraph 92 of the NPPF does set out that planning policies and decisions should: Plan positively for the provision and use of shared spaces and community facilities; guard against the unnecessary loss of valued facilities; ensure that established shops, facilities and services are able to development and modernise, and are retained for the benefit of the community. In this case it is noted that the proposed would result in the loss of an

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existing D2 Bingo Hall use, which as can be seen from the comments received from members of the public is used as a meeting place by residents in Redditch.

The applicants have however provided information to set out that the existing D2 use is commercially unviable and that the current tenants can no longer pay the required rent. Due to this vacant possession is to be given on 13th April 2020.

A letter confirming this has also been received from Shipley's who currently run the Bingo Hall, which sets out that trade has dwindled away in recent years and the business was not sustainable. As such they intend to close the Bingo club on Sunday 29th March 2020 so they can strip out the venue and return the lease to the landlords on 13th April 2020.

A letter from John Truslove has also been provided in support of the proposal which sets out that following recent discussions and marketing, in the event that the tenants of the upper floor of this unit were to vacate, they do not believe that there would be any other operators seeking premises which benefit from a D2 use of this size and nature within the Town centre. They state that there is currently an oversupply of Gym operators and, therefore, demand from this sector has currently been satisfied. Given the nature of the accommodation, they believe that it is essential to seek to secure alternative planning use, to include B8, where there is a constant reasonable demand.

Policy 33 of the Borough of Redditch Local Plan for Upper floors sets out that proposals which bring into use vacant upper floors within the Town Centre will be encouraged. As upper floors in retail centres can add to the viability of an area. Furthermore it sets out that full and comprehensive building use ensures that buildings are maintained, which contributes to vitality and overall perception of a place.

Although it is acknowledged that the upper floor of this building is not currently vacant, from the information provided it would seem that this is likely to be the case in the near future if an alternative use is not secured.

It is also noted that Economic Development have raised no objections to the proposal and welcome the extension of the restaurant, additional retail and office space in this area of Redditch Town Centre.

Overall it is considered that although the proposal would result in the loss of a community facility, it would result in a mixed use development with extended restaurant facilities, offices and a number of smaller retail units in addition to self-storage. It is therefore considered that the proposal would encourage the re use of these units within the Town Centre and contribute to the vitality and viability of Redditch town centre.

Highways

Further information provided with this application clarifies that there are no alterations to the scale of the car park and that provisions are included for accessible spaces, electric vehicles and motorcycles.

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The Highway Authority notes that the adjoining Palace theatre has confirmed in their comment dated November 2019 their lorry movements are occasional and that they support the application. The Highway Authority considers that they are best placed to understand their delivery needs and accepts the proposed parking and manoeuvring arrangements with a condition to ensure a car parking management plan is provided and maintained over the life of the planning permission.

Overall the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. As such there are no justifiable grounds on which an objection could be maintained.

Historic Environment

17 Alcester Street is a modern large retail unit, which is of no special architectural or historic interest. It is not therefore considered to be a heritage asset in its own right. However it is located adjacent the Grade II listed Palace Theatre; therefore it is considered to be within the setting of a designated heritage asset. As such the Council's Conservation Officer has assessed the proposal. They have raised no objection to the proposal as they do not consider that it would have an impact on the setting of the Grade II listed building.

They have however noted that no details of the proposed advertisement have been provided as part of this application and set out that any new signage to the rear access yard must be sympathetic to the adjacent Palace Theatre.

Community Safety

No objections have been received from the police in relation to this application. They consider that the security arrangements they intend to put in place for the proposed for the self-storage units would be acceptable, and as such the Police do not raise any objection to the application.

The security measures that are proposed would include:

- All customers will be photographed and provide relevant Id before they can start storing items;
- no cash payments will be accepted so that all payments are traceable;
- every storage room would have its own lock, customers will not be able to provide their own locks;
- staff will be on site 7 days a week during trading hour and will be trained to monitor and react to any irregular or suspicious activities in or around the store;
- out of hours, every storage building is closely monitored through CCTV by external 24 hour monitoring station; and,
- access to storage units will be by use of a private PIN case on the entrance door.

Amenity

There are residential apartments situated opposite the site on Alcester Street. However given that the site is situated in a town centre location adjacent to existing public houses

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and restaurants, it is not considered that the proposed use would have a detrimental impact on the existing residential amenities of the neighbouring occupiers.

It is however recommended that a condition should be appended to any permission that is granted to control the proposed opening hours of the storage facility to safeguard the existing amenities of the residential occupiers of the nearby residential occupiers.

Conclusion

For the reasons set out above, it is considered that the proposal would accord with the policies in the Borough of Redditch Local Plan and the NPPF and is therefore considered to be acceptable.

RECOMMENDATION:

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

Conditions:

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

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

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

Drawing No. P00 Location Plan

Drawing No. P01A Site Plan Current

Drawing No. P04A Ground Floor Plan Retail, Restaurant, Co-Working & Self-Storage Plan

Drawing No. P05 First Floor Self-Storage Plan

Drawing No. P06 First Floor Mezzanine Self-Storage Plan

Drawing No. P11 Retail Elevations

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

3. All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

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4. The Development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on drawing P01A.

Reason: To ensure conformity with submitted details.

5. The Development hereby approved shall not be brought into use until 1 electric vehicle charging spaces have been provided within the carpark within the site. Thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities.

6. The Development hereby approved shall not be brought into use until the applicant has submitted a Travel Plan in writing to the Local Planning Authority that promotes sustainable forms of travel to the development site and this has been approved in writing by the Local Planning Authority. The submitted details shall use Modeshift STARS Business to carry out this process and include mechanisms for monitoring and review over the life of the development and timescales for implementation. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details

Reason: To reduce vehicle movements and promote sustainable access.

7. The self-storage use hereby approved as indicated on Drawing No. P04A, P05 and P06 shall only be open to members of the public between the hours of 0600 to 2200 daily.

Reason: In the interests of the amenities of neighbouring occupiers.

8. Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and Town and Country Planning (permitted Development) Order 2015 (as amended) or any Orders revoking, amending, or re-enacting those Orders, the self-storage use hereby approved and indicated on Drawing No. P04A, P05 and P06 shall be used only for the purposes of self-storage as per the submitted information, and not for any other purpose, including any other use within Use Class B8 without express planning permission first being obtained from the Local Planning Authority.

Reason: In the interest of highway safety and the amenities of neighbouring occupiers.

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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. This permission only relates to planning permission and is not for the display of any advertisement. You may need to apply for advertisement consent to display an advert or sign on your premises. For information on this please either contact the Local Planning Authority on 01527 881770 or visit https://www.planningportal.co.uk/info/200130/common_projects/4/adverts_and_signs.
3. Worcestershire County Council has published guidance on how it expects travel plans to be prepared, this guidance is freely available from the County Councils Travel Plans Officer. As part of this process the applicant must register for Modeshift STARS Business and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Worcestershire County Council can assist applicants with this process should they need.

Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicant can register at www.modeshiftstars.org

Procedural matters

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

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**PLANNING
COMMITTEE**4th March 2020

Planning Application 19/01464/FUL**Proposed New 3 Bedroom Detached Dwelling with Associated Parking and Landscaping****23 Hoopers Lane, Astwood Bank, Redditch, Worcestershire, B96 6AP,****Applicant: Mrs Clare Whalley
Ward: Astwood Bank And Feckenham Ward****(see additional papers for site plan)**

Case Officer: Laura Russ, Planning Officer (DM), who can be contacted on Tel: 01527 534122 Email: l.russ@bromsgroveandredditch.gov.uk for more information.

Site Description

23 Hoopers Lane is located within the village of Astwood Bank. It is an existing semi-detached dwelling situated to the north-west of the turning head of the cul de sac part of the Lane. The dwelling is sited within a more spacious plot than the surrounding dwellings, owing to its location within the cul de sac. It is surrounded by garden land to both the north and west. There is a single bay garage with a lean-to structure attached to the northern elevation of the existing dwelling.

23 Hoopers Lane is bound to the north by the rear garden serving 29 High Street, to the west by the rear garden serving number 29A High Street, and to the south by 21 Hoopers Lane.

The application site comprises the northern half of 23 Hoopers Lane.

Proposal Description

The proposal is to demolish the existing attached garage and lean-to structure within the garden of 23 Hoopers Lane and construct a new 3 bedroom detached two storey dwelling, with associated parking and landscaping.

The dwelling would be built in line with number 23 and would be set off the boundaries either side, with a garden to the rear and parking to the front. It has been designed to reflect the scale and detail of surrounding dwellings with a porch with a mono pitched tiled roof to the right hand side, and flush windows with decorative detailing inbetween.

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

Policy 1: Presumption in Favour of Sustainable Development

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Policy 2: Settlement Hierarchy
Policy 5: Effective and Efficient use of Land
Policy 16: Natural Environment
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

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

Relevant Planning History

No relevant planning history

Consultations

Cllr Warhurst

No Comments Received To Date

Cllr Clayton

No Comments Received To Date

North Worcestershire Water Management

Based on the available information there is no reason to withhold approval of this application on flood risk grounds. There is no surface water flood risk indicated on the site and the site is in flood zone 1. I don't deem it necessary for this planning application to recommend attaching a drainage condition.

Highways Redditch

The site is located in a residential and sustainable location off an unclassified road, the site benefits from an existing vehicular access with good visibility in both directions from the existing access. Hoopers Lane benefits from footpaths and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. The site is located within acceptable walking distance of amenities, bus route and bus stops.

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

Arboricultural Officer

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I hold no objections to this proposed application, in relation to any tree related issues, subject to conditions

Public Consultation Response

9 neighbour notification letters sent out on 28.11.2019. Expired 22.12.2019.

A further notification letter was sent on 10.02.2020 (to all contributors). Expires 27.02.2020

3 objections were received during the original consultation period and at the time of publication 1 objection has been received following amendments to the scheme. These raised the following concerns:

- The increased amount of traffic in the close will result in parking issues and the loss of available parking for visitors or residents in the parking bay
- No objection to an extension but an extra property will add a feeling of claustrophobia
- Plans do not show our extensions which will be overlooked along with our garden
- Loss of light into the house from the easterly aspect, especially in the winter.
- The proposed development will have a direct view into our living rooms from the west facing windows and will directly overlook our garden sitting areas. The current fence is only 5 feet high and the land is elevated in relation to our property.
- It would not conserve or enhance biodiversity as it will destroy important garden habitat.
- Hedgehogs, which are a declining species, regularly visit our and neighbouring gardens. Gardens are a vital source of biodiversity and habitat for wildlife.
- Section 70 of the NPPF states 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.' This development is clearly a case of "Garden Grabbing" and will undermine the garden area of the immediate area.
- Section 122 of the same document states: 'Planning policies and decisions should support development that makes efficient use of land, taking into account... the desirability of maintaining an area's prevailing character and setting (including residential gardens)'. Again this proposed development does not adhere to this guidance.
- The inclusion of obscure glazing (of which the obscurity level is unknown) will do little to restrict the overview of our property. The objector questions the desirability of the proposed property with an obscure glazed bedroom window. Double glazed units can be easily replaced with clear glass units at a later date, so this amendment is difficult to enforce/monitor over time. By adding obscure glazing to the plan, it is acknowledged that there will be a severe impact to the privacy of our property.
- Severe overshadowing of our garden at key parts of the day, particularly as the proposed development is directly south of our garden. This will reduce the natural sunlight available in our main sitting out area. Supporting photographs submitted.

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

Assessment of Proposal

Principle of development

The site is located within the village settlement of Astwood Bank. Policy 2 of the Borough of Redditch Local Plan No.4 sets out that Astwood Bank is a Sustainable Rural Settlement, excluded from the Green Belt, which offers an appropriate range of services and facilities. Development within the settlement boundary will be the focus for identified development needs and supporting local services and infrastructure. The principle of development on this site is therefore considered to be acceptable provided that the design of the proposal is appropriate to its surroundings and that it does not have any adverse impacts on the neighbouring occupiers or the environment.

Character and appearance of area

Hoopers Lane is predominantly characterised by spacious pairs of semi-detached dwellings in the same design, set back behind a small garden or driveway. In the opposing north east corner of the turning head to the application site is a detached dwelling of a similar design to its surroundings. There is also a detached dwelling at the entrance to the cul de sac. The proposed detached dwelling has been designed to reflect the scale, design and materials of the surrounding dwellings and would appear in balance with the opposing detached dwelling. It would still retain the characteristic spacious feel of Hoopers Lane and would not result in a terracing effect.

Two objections have been received in respect of “garden grabbing” and the feeling of claustrophobia, however for the reasons set out above it is considered that the proposed dwelling would integrate fully into the neighbourhood, making efficient use of the land. It would be erected adjacent to the existing dwelling at number 23, rather than in the rear garden and would therefore follow the established building line of the cul de sac. As such the proposal would comply with Policy 5: Effective and Efficient Use of Land, Policy 39: Built Environment, Policy 40: High Quality Design, the High Quality Design SPD and the NPPF.

Amenity

The High Quality Design SPD states that where plot subdivision is proposed, the plot must be of a sufficient size for both the existing and proposed development. The proposed dwelling would have a rear amenity space of 114m² whilst retaining an acceptable amenity space of 72m² for the existing dwelling.

The Council’s SPD states that ‘Private amenity spaces will be expected to be suitably sited and in scale with the plot and surrounding buildings and reflect existing local density’. Whilst the proposed garden length of 8 metres would be substandard to the 10.5

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metres stated in the SPD, it would be in keeping with the length of adjacent and surrounding gardens in the cul de sac.

Policy 39 states that 'Areas should be designed to ensure they make places better for people and proposals have demonstrated that community views have been taken into account in the design of the development.'

Objections have been received from the dwellings bounding the northern and western boundaries in respect of overshadowing and overlooking.

The dwelling to the western boundary, 29A High Street, has been extended to the rear at single storey and to the side at two storey, however the first floor windows in the two storey extension are level with those in the rear elevation of the original house. To ensure privacy levels are maintained the Council's SPD sets out a spacing standard of 21 metres between rear dwelling windows that directly face each other. Where there is a difference in gradient of 1 metre or more, further distance between windows can be required. It is acknowledged that there is a modest gradient to the land running from west to east, but this is clearly under the 1 metre marker. Furthermore, the distance between opposing first floor windows would be 24 metres.

In addition to the above regard must be had to an extant outline planning permission for a 'dormer style' bungalow in the rear garden of 1 Hoopers Lane, the adjacent dwelling to 29A High Street and south-east to 23 Hoopers Lane. Whilst reserved matters have not yet been received, the outline plans show the rear elevation of the bungalow to be sited in line with the single storey rear extension of number 29A. The garden length of the proposed application site which is the subject of this report, would be the same length as the garden length of 21 Hoopers Lane where similar separation distances between existing and proposed dwellings have already been deemed acceptable in principle by virtue of permission being granted. This material consideration therefore carries significant weight.

The other objection in respect of overlooking relates to the dwelling to the northern boundary, 29 High Street. Unlike 29A High Street, 29 High Street does not directly oppose the application site, rather it is offset at an angle, however, it would be within closer proximity. It is acknowledged that the original floor layout proposed could have resulted in a degree of overlooking to the living and garden areas of 29 High Street. The agent has sought to address these concerns by reversing both the ground and first floor layout to ensure that those windows closest to the boundary with number 29 High Street would serve non-habitable rooms. Furthermore, the nearest ground floor windows and all the windows in the first floor rear elevation would be obscure glazed as annotated on the amended plans. The appropriate level of obscurity could be conditioned. Whilst the comments are noted in respect of the obscure glazing to a bedroom window, the agent has incorporated this as a compromise to the development and there would also be a clear glazed high-level window in the southern side elevation. Furthermore, there are two other bedrooms proposed to the front elevation. There are no windows proposed in the northern elevation. This amendment, whilst not considered necessary for the reasons

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already set out, would also address concerns regarding overlooking to number 29A High Street. Finally, to preserve the amenity of adjoining occupiers and separation distances a condition could be attached restricting any further extensions.

The Council's design SPD states that the extent of overshadowing and the severity of its impacts upon amenity will depend on a number of factors. Careful consideration has been given to the potential for the proposed dwelling to overshadow living areas and the gardens serving both numbers 29 and 29A High Street, particularly given the aspect of the development. It is evident from the site visit to number 29 that there is no set patio or sitting out area. Different areas of the garden are used throughout the day depending on the sun light. The sun diagrams provided by the agent show that in the Winter months shadowing could occur to the mid – far end of the garden of number 29 in the first few hours of daylight. Whilst the sun is lower in the sky in the winter casting a longer shadow, it is likely that less time would be spent in the garden, particularly at the affected time of day. It is accepted that in the summer, when more time is spent in the garden, there could be a greater impact, where shadowing could occur to the middle to far end of the garden in the mid-morning into the early afternoon, however the shadows would be shorter. It is apparent from the supporting photographs provided that there already exists some shadowing at different parts of the day from existing trees and buildings, however, this is the case in most gardens and there are still areas of sunlight available given the scale of the garden. It is considered that this would remain the case with the proposed development. Given the area and width of the rear garden of number 29 relative to the height of the proposed dwelling and its distance of 2.5 metres from the boundary, the extent and duration of overshadowing is unlikely to be severe, even when taking into account the modest change in gradient. It is not considered that there would be any loss of light to the dwelling itself.

Given the path of the sun it would appear that there would be discernible impact in the Winter months on number 29A High Street. It is the summer months when the path of the sun is longer that the garden of number 29A would have the potential to be over shadowed in the early to mid-morning. However, given the height of the sun, combined with the limited height of the proposed dwelling and the depth of the proposed garden the extent of the shadow is unlikely to severely impact on the garden of number 29A. Again, it is noted that an existing tree to the south of number 29A already provides some shadowing to the mid – far end of the garden. It is not considered that that there would be a loss of light to the dwelling despite the slight difference in land levels, given the separation distances.

Highways

An objection has been received on the basis of increased traffic in the close and the loss of visitor and resident parking in the bay adjacent to 23 Hoopers Lane. The Highways Authority have raised no objection to the proposal on the grounds that the site is located in a residential and sustainable location off an unclassified road, and benefits from an existing vehicular access with good visibility in both directions. Although two car parking spaces have been provided, the site is located within acceptable walking distance of

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amenities, bus route and bus stops. The Highways Authority is of the view that there would not be a severe impact and therefore there are no justifiable grounds on which an objection could be maintained. The 'parking bay' referred to forms the turning head to the cul de sac allowing emergency and refuse vehicles to turn and leave in a forward gear, as such the area should be kept free from vehicles therefore, the access would, if anything, alleviate the issue.

Biodiversity

Having regard to the urban setting and maintained garden land a Preliminary Ecological Appraisal was not sought. However, it is noted that ecological enhancements have been incorporated into the scheme in the form of hedgehog highways in the fences and a Schwegler bird box on the side elevation, with a view to seeking net gains for wildlife in accordance with Policy 16 of the Borough of Redditch Local Plan No.4 and the NPPF.

Housing Supply

At present the Council cannot demonstrate a 5 year supply of deliverable housing sites. It is considered that the amended scheme addresses the potential adverse impacts on residential amenity and as such complies with the policies of the Borough of Redditch Local Plan No.4, the Council's High Quality Design Guide SPD and the NPPF. As such the proposal would represent a sustainable form of development which would contribute to the Borough's housing supply.

RECOMMENDATION:

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

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

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

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

Site Location Plan 010 P1
Proposed Site Layout 003 A
Proposed Block Plan 002 A
Proposed Ground Floor Plan 004 A
Proposed First Floor Plan 005 A
Proposed Front Elevation 006 A

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Proposed Rear Elevation 008 B
Proposed Side Elevation 007 A
Proposed Side Elevation 009 A

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

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

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

- 4) The window to be installed in the rear elevation at first floor and serving the bedroom, as shown on the approved plans, shall be obscure glazed to level 3 or higher on the Pilkington Glass privacy scale. The obscure glass shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents

- 5) Other than the window referred to in condition 4, all other windows shown to be obscure glazed on the approved plans shall be obscure glazed to level 4 or higher on the Pilkington Glass privacy scale. The obscure glass shall be maintained in the said windows in perpetuity.

Reason: To protect the amenities of neighbouring residents

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the amenities of surrounding occupiers.

- 7) All retained trees and their Root Protection Areas must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the Root Protection Areas of any retained trees. This fencing and /or ground protection shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed. Any excavations within the root protection areas must be carried out by hand and in accordance with BS5837:2012.

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

- 8) The Development hereby 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.

- 9) The Development hereby permitted shall not be first occupied until the secure cycle parking shown on drawing 003 Rev A has been provided in accordance with the details received by email on 17/12/19. The cycle parking shall be kept available for the parking of bicycles only.

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

- 10) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 003 Rev A.

Reason: To ensure conformity with submitted details.

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 is reminded of their responsibilities under the Wildlife and Countryside Act (1981). In addition hedgehogs are listed as a species of principal importance with the NERC Act (2006) therefore the site should be hand searched prior to any demolition. Should any protected species or species of principal importance be found then works must cease until the advice of a registered, qualified ecologist has been sought.
- 3) Alteration of highway to provide new or amended vehicle crossover
This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.
- 4) No Drainage to Discharge to Highway
Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

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Procedural matters

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

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Planning Application 19/01616/FUL**Creation of 4no. apartments above existing stores; new A5 Unit together with associated internal works****R Z Stores, Costers Lane, Winyates East, Redditch, B98 0NH****Applicant: Mr Sarwar
Ward: Winyates Ward****(see additional papers for site plan)**

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

Site Description

The site consists of a detached brick built single storey supermarket building (RZ Stores). Vehicular access to the site is via Costers Lane to the north. A grassed play space area is situated immediately to the west. The playing area is designated as 'Primarily Open Space' within the Borough of Redditch Local Plan No.4.

Proposal Description

Permission is sought to build an extension above the existing shop / supermarket in order to accommodate 4 no. two bedroomed flats. The extension would provide accommodation over two storeys. Materials to be used in the construction of the extension would be brick (walls) under a tiled pitched roof. Amenity space is proposed to be provided to the rear (south) of the building which would be enclosed by means of a 2 metre high brick wall with railings. The existing shop / supermarket has a gross floorspace of 204m². A hot food takeaway is proposed to be formed by creating a small single storey extension (15m²) and then changing 20m² of the existing shop floor to A5 use. As such, the proposed A5 (hot food takeaway) would have a gross floor space of 35m².

An extended car park (12no. new spaces) is also proposed to provide improved car parking for the shop and parking for occupiers of the proposed flats.

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 13: Primarily Open Space
Policy 16: Natural Environment
Policy 19: Sustainable Travel and Accessibility
Policy 40: High Quality Design and Safer Communities

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Others

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

Relevant Planning History

2006/041/FUL	Construction of four one bed flats above the existing supermarket and new car park	Approved	02.05.2006
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Consultations

Arboricultural Officer

Comments summarised as follows:

No objections raised, providing retained trees and their root protection areas (RPA) are protected during the construction phase in accordance with BS5837:2012 using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials should take place within the within the RPAs of any retained trees and any excavations within the RPAs must be carried out by hand and in accordance with BS5837:2012.

No objections to the proposed removal of the hedge on the boundary of the proposed new Car Park Area and Goodrich Close, subject to the planting of the (heavy standard) 7no. European Hornbeam trees at 3 metre centres.

Police Crime Risk Manager

No objection

WCC Highways

No objections subject to the imposition of conditions pertaining to the provision of cycle parking; an electric vehicle charging point; a Construction Management Plan. Relevant highway informatives are recommended for inclusion.

The justification for this decision is provided as follows:

The site is located in a sustainable location off an unclassified road. Costers Lane benefits from street lighting and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops.

The existing store benefits from approx. 4 car parking spaces and a loading area on the frontage. A similar arrangement is being provided for the retail and proposed A5 element which is acceptable.

The applicant has provided 12 car parking spaces for the proposed residential element. In accordance with WCC car parking standards a minimum of 2 car parking spaces per apartment would be the requirement. Therefore this provision is acceptable.

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Based on the analysis of the information submitted and consultation responses from third parties the Highway Authority concludes that there would not be an unacceptable impact on the highway network and therefore there are no justifiable grounds on which an objection could be maintained

Worcestershire Regulatory Services

No objection. The proposed commercial kitchen air supply and extraction systems, including odour and fume mitigation measures would need to be in line with Defra / EMAQ+ guidance

Public Consultation Response

2 representations have been received in support of the proposal for the following reasons:

- The proposal should be viewed positively and would benefit the area. The creation of flats is welcomed since there is a lack of good apartments in the Borough
- The flats would overlook areas of public open space which would increase natural surveillance of the area and would deter anti-social behaviour

10 representations have been received in objection for the following reasons:

- Concerns regarding loss of light to existing dwellings
- The development would be imposing in appearance
- Loss of outlook and privacy
- Noise, litter and antisocial behaviour would increase
- Lack of notification / communication with the local community
- Increase in traffic
- Increase in air pollution
- There are enough hot food takeaways already in the vicinity
- Parking proposals would result in a loss of green space
- Loss of habitat for Wildlife

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

Assessment of Proposal

Principle of development

As detailed in the planning history above, consent was granted in 2006: (2006/041/FUL) for the erection of four one bedroomed flats above the existing store. That scheme was never implemented and was allowed to expire. Amenity space to serve the proposed flats was to be formed in a location similar to that proposed under the current application, and as is the case with the current application, an extended car parking area was to be created beyond the south west corner of the existing supermarket. The current

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application differs from application 2006/041/FUL in that the four flats to be erected would all be two bedroomed (not one bedroomed) and a hot food takeaway is proposed to be created.

The majority of the site is not designated for a specific use ('white land') where application proposals are considered on their individual merits. In this respect there are no in principle objections to the proposed development. A small part of the proposed car parking area falls within an area designated as Primarily Open Space (POS) within the adopted Borough of Redditch Local Plan. Policy 13 discourages the loss or partial loss of open space land unless it can be demonstrated that the need for the development outweighs the value of the land. In this case, a bay of 6 car parking spaces measuring approximately 75 m² would be lost from the POS. It is considered that given the relative small loss when compared to the quantum of POS which would be retained, this is not significant considering the merits of the application holistically.

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 relevant policies for the supply of housing should not be considered up-to-date. The so called tilted balance as advocated by the framework is engaged and the presumption in favour of sustainable development, as set out in the Framework applies. Where relevant policies are out of date, Paragraph 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted.

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

Design and density considerations

Section 12 of the NPPF relates to the achievement of a high standard of design in new development, and states that design quality should be considered throughout the evolution and assessment of individual development proposals. Policy 40 of the Local Plan comments that good quality design should contribute towards making the Borough a better place to live, work and visit.

Representations have been received commenting that the proposed increase in the height of the building would appear incongruous. The height of the existing single storey RZ stores building measures 5.4 metres to the highest part of its pitched roof. By creating an additional floor of accommodation above the building, the scheme approved under the 2006 consent measured 8 metres to the highest part of its pitched roof. The proposed

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scheme would increase the height of the building further, to a maximum height of 10 metres by creating additional rooms in the roof space including the introduction of dormer windows. Surrounding development comprises predominately 2 storey dwellings and therefore it is considered that increasing the height of the existing building is acceptable in principle.

The Council's spacing standards require that a minimum distance of 21 metres be achieved where existing rear windows face towards proposed rear windows. The nearest dwellings are numbers 1 to 4 Kilpeck Close. Front elevations of those properties face due west with rear windows and gardens facing due east. As reported to members in the 2006 Planning Committee report, the shortest distance between proposed habitable windows and existing is 18 metres. However, the 21 metre distance as referenced in the Council's High Quality Design SPD only applies in a rear to rear scenario rather than a front to rear situation.

A separation distance in excess of 32 metres would exist between rear windows serving numbers 3 to 5 Cardington Close (to the north) and the north face of the proposed building (facing Costers Lane) with a distance of 27 metres existing between the proposed development and the front elevation serving No.27 Goodrich Close (to the south).

Your officers are satisfied that the height of the proposed development and also its design would be appropriate having regard to the context of the site and therefore the proposed residential element to this application would accord with the requirements of the NPPF and also Policy 40 of the Local Plan in terms of design quality. The small single storey A5 use extension would match the form and appearance of the existing building and is similarly considered to be acceptable.

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

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

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

The proposals are considered to comply with Policy 5 of the Borough of Redditch Local Plan (Effective and efficient use of land).

Highway considerations

Members will note the comments received by Worcestershire County Highways who believe that the scheme is acceptable having regard to highway safety considerations.

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Costers Lane benefits from street lighting and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, a bus route and bus stops.

Parking for the proposed flats would meet the requirement for two bedroomed flats (2 spaces per flat) and car parking to serve the development as a whole would be increased.

Residential amenity considerations

A communal amenity space measuring 190 square metres would be provided for residents to the rear (south) of the building which would be secured by means of a brick wall and railing boundary treatment. Further, residents would have direct access to the existing area of POS directly to the west of the site.

Your officers are satisfied that no loss of residential amenity to existing residents would result from granting permission.

Worcestershire Regulatory Services have raised no objections and the proposed extraction systems would be conditioned and monitored by WRS.

Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission.

Letters received in objection to this application suggest that anti-social behaviour would increase. No evidence has been advanced to substantiate these claims however and the Police Crime Risk Manager has raised no objection to the application.

Your officers would concur with one of the representations received in support of the application which comments that the flats would overlook areas of public open space which would increase natural surveillance of the area and would deter anti-social behaviour.

Trees and hedgerows

Policy 16 (Natural Environment) aims to protect and, where appropriate, enhance the quality of natural resources including wildlife corridors, ancient and important trees and biodiversity.

The Councils Arboricultural Officer has raised no objections to the development subject to the imposition of relevant planning conditions and no objections are raised to the proposed removal of the hedge and scrub planting on the boundary of the proposed new car park area and Goodrich Close, subject to the planting of 7 (heavy standard) European Hornbeam trees at 3 metre centres. The proposed trees would both improve the quality of landscaping in this area and would also offer better natural surveillance of the car park area.

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Other matters

Many surrounding residents have suggested that the application has been inadequately publicised. Your officers would comment that 17 letters were posted to nearby occupiers and a notice was displayed in the shop window. As such, appropriate publicity of the application in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has taken place.

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. Account should be taken of the opportunities the development would create for local businesses in the construction of the development and the fact that a small A5 use would help support the viability of the existing store as a sustainable community asset.

Having regard to the presumption in favour of sustainable development set out within the Borough of Redditch Local Plan No.4 and the National Planning Policy Framework and in the absence of justifiable reasons to refuse the proposed development, subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

Conditions:

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

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

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

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

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

Drg No 0242_001
Drg No 0242_002
Drg No 0242_003
Drg No 0242_004
Drg No 0242_005
Drg No 0242_006
Drg No 0242_007

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

- 4) 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

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

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

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

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

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

Reason: To encourage sustainable travel and healthy communities.

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

Reason: To comply with the Council's parking standards and to promote sustainable travel

- 9) 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.

- 10) Prior to installation a scheme for the installation of odour control equipment shall be submitted to and approved by the local planning authority in writing and the scheme implemented in accordance with the approved details. Such equipment shall be operated and maintained in accordance with the manufacturer's instructions.

Reason: In the interests of neighbour's amenity and the visual amenity of the street scene.

- 11) Prior to occupation of the development, full details of refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation.

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Reason: In the interests of providing adequate refuse storage capacity in a visually acceptable manner. To ensure refuse storage is reasonably accessible to facilitate the collection of refuse from the development.

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

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received. Further, the application proposes an A5 use. As such the application falls outside the scheme of delegation to Officers.

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COMMITTEE**4th March 2020**Planning Application
Consultation
Response****19/01356/FUL (Bromsgrove Reference)****Full Planning Application for the demolition of existing buildings and the development of 63 dwellings with associated public open space and infrastructure****Barn House Farm, Foxlydiate Lane, Redditch, Worcestershire, B97 5PB.****Applicant: c/o agent
Ward: Tardebigge Ward****(see additional papers for site plan)**

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

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

RECOMMENDATION:

That the principle of housing on the site be supported 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.

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

Background

The Barn House Farm Planning Application was received by Bromsgrove District Council (BDC) as an outline application in 2017. At this point Redditch Borough Council (RBC) Strategic Planning Team prepared a response, which was approved by Redditch Planning Committee on 12th December 2018.

In relation to that response in summary it was Resolved that;

- i. No Objection be raised
- ii. The Officer Appraisal be endorsed

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- iii. That Appendix 1 be amended to add comments from Members with respect to ;
- a) Emphasising the issue of affordable housing being for Redditch and in relation to the housing mix
 - b) Defined trigger points being needed in the legal agreement especially with respect to Education
 - And c) For design to accommodate energy natural approaches and to include Electric Vehicle Charging points.

That planning application is yet to be considered by Bromsgrove Planning Committee; however, in the intervening period the applicant has submitted this full planning application.

As per the outline this full Application forms a small parcel of the much larger Foxlydiate development site (RCBD1 '*Redditch Cross Boundary Development*' in the Bromsgrove Local Plan). The differences between the outline application and the full application include; a change from 68 dwellings to 63. Also detailed permission is being sought for access, car parking, open space provision and associated infrastructure (following demolition of existing buildings). Recently amendments to the application have been made primarily to address highways matters, but also to address the footpath/cycle link, and number of affordable units per dwelling size (i.e. number of 2 bed and 3 bed properties).

This response has been prepared as RBC is a consultee to the Planning Application hosted by BDC. The purpose of these comments is to provide BDC with a view from RBC on the Application being determined by them.

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 100sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

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Officer Appraisal

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

Conclusion

This site forms part of the wider Foxlydiate site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. It contributes to the supply of much needed housing for Redditch, including a continued contribution of affordable housing. It is considered 3 more units of affordable housing on site would ensure policy compliance.

Redditch Borough Council would like to stress that it will only be supportive of the development being granted permission if all appropriate transport mitigation measures have been fully outlined and accounted for and the impact of the site has been 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.

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Redditch Borough Council Planning Policy comments on Land at Barn House Farm Foxlydiat Lane Planning Application (19/01356/FUL)

1. Background

- 1.1 Bromsgrove District Council (BDC) has received a Full Planning Application for Land at Barn House Farm, which forms a small parcel of the much larger Foxlydiat development site (RCBD1 'Redditch Cross Boundary Development' in the Bromsgrove Local Plan).
- 1.2 The Barn House Farm Planning Application was received by BDC as an outline application in 2017. At this point Redditch Borough Council (RBC) Strategic Planning Team prepared a response, which was approved by Redditch Planning Committee on 12th Dec 2018. The planning application is yet to be considered by Bromsgrove Planning Committee; however, in the intervening period the applicant has submitted this full planning application.
- 1.3 The differences between the outline application and the full application include a change from 68 dwellings to 63, and also details on access, car parking, open space provision and associated infrastructure (following demolition of existing buildings).
- 1.4 This response has been prepared as RBC is as a consultee to the Planning Application hosted by BDC. The purpose of these comments is to provide Bromsgrove District Council with a view from RBC on the Application being determined by them.

2. The Site

- 2.1 The application site is located within Bromsgrove District. The development is intended to serve the development needs of Redditch (which is discussed further below).
- 2.2 The site is located to the west of Redditch Town, adjacent to the Webheath area. It is bounded by residential development at Webheath to the east and the remaining Foxlydiat designated site on all other sides. It is located in the Tardebigge Ward of Bromsgrove and within the Bentley Pouncefoot Parish Council area. The site is located within the larger Foxlydiat development site.
- 2.3 The Site is an allocated housing site in the Bromsgrove District Plan 2011- 2030 (Adopted 2017).

3. National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF) was published in 2018 and amended in February 2019. One key message that came out of the new NPPF is that strategic policies should be informed by a local housing need assessment, conducted using the standard methodology. Central government are seeking to maintain their aspiration of 300,000 dwellings per annum being built. The standard methodology

for assessing housing need was released in July 2018 and is based on 2014 household projections, it is intended the methodology is a starting point for allocating housing numbers.

- 3.2 As stated it is important to highlight that the results of the methodology are a starting point for determining the appropriate housing need for any given area and should trigger discussions in determining the appropriate housing figure for that area. In addition, any housing needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. With regard to the standard methodology, the final implications of using this methodology for Redditch are currently unknown and therefore unable to be effectively planned for. Notwithstanding this any change in minimum housing number is required to be established through the Development Plan.
- 3.3 With regard to affordable housing, the revised NPPF has lowered the threshold to which this should be applied. Affordable housing is now triggered by 10 units or more (previously 11) or 0.5 hectares (previously 1,000 sqm). This application provides an appropriate amount of affordable housing. The NPPF places great importance on the delivery of affordable housing.

4. Local Planning Policy

- 4.1 This site is currently designated within the Bromsgrove Local Plan (2011 – 2030) as a housing allocation to meet some of the development needs of Redditch Borough. The Bromsgrove District Plan (BDP) was adopted in January 2017; at this point the Foxlydiate site was removed from the Green Belt and became an allocation for housing development. Policy RCBD1 'Redditch Cross Boundary Development' allocates the wider site (of which this site is part) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.
- 4.2 Policy RCBD1 is included in the BDP and as an Appendix in the Borough of Redditch Local Plan No.4 2011- 2030 (BORLP4) and states that Redditch needs to deliver up to 2030 is 6,400. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiate site and as an extension to the existing Brockhill site. Both sites are crucial to enable the delivery of the housing strategy for Redditch over the plan period.
- 4.3 It is essential that the proposed development is in accordance with all of the Policies contained within the BDP, in particular Policy RCBD1 which details the principles that the site must achieve to be sustainable. This policy was jointly prepared with RBC. The overarching proposal within the Planning Application is in line with the requirements of the policy. The remaining principles will be considered below.
- 4.4 It is worth noting at this point that it has been determined that RCBD1 is in accordance with the policies set out in the National Planning Policy Framework

(NPPF) and National Planning Policy Guidance (NPPG). Therefore the purpose of these comments is to consider the proposed scheme against the principles in Policy RCBD1 to form RBCs view on the Application.

5. Housing

- 5.1 As stated above the quantum of housing proposed is in accordance with Policy RCBD1 and its delivery forms an essential part of the Redditch housing strategy and the Borough's five year land supply. It is anticipated that the Foxlydiate site will be delivered over the entire plan period, with its delivery forming part of the five year housing land supply for Redditch.
- 5.2 The Application provides an appropriate portion of affordable housing which includes an allowance for vacant building credit as set out at paragraph 63 of the NPPF. Affordable housing should be delivered in accordance with paragraphs 7.2 – 7.6 of the Supporting Planning Statement Dated 9th December 2019 (Harris Lamb).
- 5.3 Policy RCBD1 makes reference to a mix of house types and sizes. The updated plans submitted show a deviation from the planning application form with regard to market housing. One 2 bed house and two 3 bed houses have been removed and three 4 bed houses have been included. The mix of housing proposed is demonstrated in the following:

Market Housing				
1 Bed	2 Bed	3 Bed	4 Bed	Total
0	0	23	17	40
Affordable Housing				
1 Bed	2 Bed	3 Bed	4 Bed	Total
8	6	9	0	23

- 5.4 The table above does not demonstrate a mix of house types and tenures (as required by the policy). A mix which includes a proportion of smaller market housing properties would be preferable; including some bungalows with small gardens (to avoid land-hungry plots) would be suggested. It is welcomed that, like the market housing, the affordable housing is to meet Redditch needs. It is acknowledged that the mix of affordable housing has been amended to reflect the advice given by the Housing Strategy & Enabling Officer at Bromsgrove District and Redditch Borough Council.

6. Transport

- 6.1 Redditch Borough Council would like to stress that it will only be supportive of the development being granted permission if all appropriate transport mitigation measures have been fully outlined and accounted for and the impact of the site has been 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. It is considered the impacts can only be fully known through a full

transport impact assessment. As stated in Policy RCDB1 *“An overall Transport Assessment will be produced taking account of the prevailing traffic conditions and the individual and cumulative effects of development on transport infrastructure. This will define the mitigation necessary to protect the safety and operation of the road network.”*

- 6.2 Policy RCBD1 seeks to ensure that full use of existing walking and cycling routes are achieved and that walking and cycling routes are well integrated with the Green Infrastructure Network. Whilst this application is a separate application to the wider Foxlydiate Site, it is still essential that pedestrian connectivity to the wider strategic site are addressed. The Transport Assessment submitted alongside the application provides details at paragraph 4.3 regarding pedestrian links which appear to provide an adequate connection to the wider site.

7. Green Infrastructure and Topography

- 7.1 Policy RCBD1 (Criterion V.) requires an *“Overall Strategy and Management Plan for Green Infrastructure which maximises opportunities for biodiversity and recreation”* amongst other things. The policy also requires green corridors to be created and for the site to be sensitively designed to integrate with the surrounding existing environment and landscape. Natural England will be best placed to consider if maximum opportunities have been sought.

8. Flood Risk, water and sewerage

- 8.1 Policy RCBD1 emphasises the importance of the development site improving the local water environment. The Environment Agency and the North Worcestershire Land Drainage Team are better placed to determine if the proposed development safeguards and enhances the local water environment with regard to flooding, floodplain regime, management of surface water, water efficiency and water pollution risk.

9. Design

- 9.1 The development must be of a high quality design and reflect the surrounding character of the area. RBC would like to emphasise at this point the importance placed on Criterion XII of Policy RCBD1 when formulating the detailed design proposals of the scheme. This development will be an extension of Redditch and should be designed to seamlessly flow from the existing urban area of Redditch, into the site, through the wider Foxlydiate site and then into the countryside beyond.
- 9.2 The dwellings should have maximum sustainability credentials; in particular energy neutral approaches should be designed in along with charging points for electric vehicles in dwellings being fully incorporated.

10. Section 106

- 10.1 The provision of infrastructure at the appropriate time is essential in the successful delivery of any project. The delay in the provision of necessary improvements to local infrastructure and services can have negative impacts on both existing residents and the occupants of new development; this must be guarded against through the effective use of Section 106 agreements. Trigger points must be clearly set out and agreed to ensure that contributions are made in a timely manner, especially with regard to education contributions.

11. Conclusion

- 11.1 For clarity this site is not within the Green Belt and forms part of the wider Foxlydiate site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. The site contributes a continued supply of much needed housing for Redditch, including a continued contribution of affordable housing. Redditch Borough Council would like to stress that it will only be supportive of the development being granted permission if all appropriate transport mitigation measures have been fully outlined and accounted for and the impact of the site has been 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.

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