



# Planning Committee

Wed 19 Aug  
2020  
7.00 pm

Virtual Meeting

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

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

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

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# **GUIDANCE ON VIRTUAL MEETINGS AND PUBLIC SPEAKING**

Due to the current Covid-19 pandemic Redditch Borough Council will be holding this meeting in accordance with the relevant legislative arrangements for remote meetings of a local authority. For more information please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police Crime Panels meetings) (England and Wales) Regulations 2020.

The meeting is open to the public except for any exempt/confidential items. Where a meeting is held remotely, “open” means available for live viewing. Members of the public will be able to see and hear the meetings via a live stream to the Council’s YouTube Channel which can be accessed using the link below:

[https://youtu.be/rYwun\\_6DhGo](https://youtu.be/rYwun_6DhGo)

Members of the Committee, officers and public speakers will participate in the meeting using Skype, and details of any access codes/passwords will be made available separately.

If you have any questions regarding the agenda or attached papers please do not hesitate to contact the officer named below.

## **PUBLIC SPEAKING**

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments for the smooth running of virtual meetings. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council’s website at:

<https://moderngovwebpublic.redditchbc.gov.uk/documents/s39137/Urgent%20decision%20form%20-%20public%20participation%20at%20Planning%20Committee.pdf>

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:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report
- 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
- 4) Members’ questions to the Officers and formal debate / determination.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to unmute their microphone and address the committee via Skype.

Each individual speaker will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

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.

**Notes:**

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn.2884 or by email at [Democratic@bromsgroveandredditch.gov.uk](mailto:Democratic@bromsgroveandredditch.gov.uk) before 12 noon on Monday 17<sup>th</sup> August.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate via a Skype invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Skype, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Monday 17<sup>th</sup> August.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website [www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)
- 4) 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.
- 5) Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded and for any such items the live stream will be suspended and that part of the meeting will not be recorded.
- 6) 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.

# Planning

COMMITTEE

Wednesday, 19th August, 2020

7.00 pm

Council Chamber Town Hall

## Agenda

### Membership:

Cllrs:	Gemma Monaco (Chair)	Andrew Fry
	Salman Akbar (Vice-Chair)	Julian Grubb
	Tom Baker-Price	Bill Hartnett
	Roger Bennett	Jennifer Wheeler
	Michael Chalk	

**1.** Chairs Welcome

**2.** Apologies

**3.** 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.

**4.** Confirmation of the Minutes of the meeting of Planning Committee held on 15th July 2020 (Pages 1 - 8)

**5.** 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)

**6.** Application 19/01452/FUL - 57 Poplar Road Batchley Redditch B97 6NY - Mr Michael Parchment (Pages 9 - 16)

**7.** Application 20/00520/FUL - 87-89 Evesham Road Redditch B97 4JX - Mrs P Dormer (Pages 17 - 20)

**8.** Application 20/00525/FUL - 85 Evesham Road Redditch B97 4JX - Mrs P Dormer (Pages 21 - 24)

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## Planning Committee

Wednesday, 15 July 2020

### Virutal Meeting

## MINUTES

### Present:

Councillor Gemma Monaco (Chair), Councillor Salman Akbar (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, Michael Chalk, Andrew Fry, Julian Grubb, Jennifer Wheeler and Joe Baker

### Also Present:

Karen Hanchett - County Highways

### Officers:

Helena Plant, Paul Lester, Steve Edden, Amar Hussain and Sharron Williams

### Democratic Services Officer:

Sarah Sellers

### 1. CHAIRS WELCOME

The Chair welcomed the Committee members, public speakers and officers to the virtual Planning Committee meeting being held via Skype. The Chair explained that the meeting was being live streamed on the Council's YouTube channel to enable members of the public to observe the committee.

### 2. APOLOGIES

Apologies for absence were received from Councillor Bill Hartnett. Councillor Joe Baker attended the meeting as substitute for Councillor Hartnett.

### 3. DECLARATIONS OF INTEREST

Councillor Baker-Price declared an Other Disclosable Interest in relation to agenda item 8, namely that his residential address was on the same street as the application site, Oakham Close. He explained that he had not had any involvement in the application

.....  
Chair

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and was able to approach the debate with an open mind. Councillor Baker-Price remained in the meeting and participated in the debate and vote.

#### 4. **CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 17TH JUNE 2020**

**RESOLVED that**

**The Minutes of the Planning Committee held on 17<sup>th</sup> June 2020 be confirmed as a correct record and signed by the Chair.**

#### 5. **UPDATE REPORTS**

Members confirmed that they had received the Updates Report.

#### 6. **APPLICATION 19/01575/FUL FORMER PLAY AREA EDGEWORTH CLOSE REDDITCH B98 8QQ - MR MATTHEW BOUGH (ON BEHALF OF REDDITCH BOROUGH COUNCIL)**

Residential development of 19 affordable dwellings with associated parking

Officers outlined the application which was for the construction of 19 affordable rented dwellings on Council owned land, namely the former play area off Edgeworth Close. The application was being made by the Council and the proposed dwellings, 3 two bedroom bungalows, 6 two bedroom dwellings and 10 three bedroom dwellings, would form part of the Council's housing stock.

Officers explained the layout of the site with reference to the plan on page 5 of the Site Plans and Presentations Pack and it was noted that access would be achieved by extending the existing access road at the side of numbers 96 and 104 Edgeworth Close. The plans for the site included enhancements to the wooded area as per the plan at page 20 and this area would be connected to the existing footpath network.

With regard to policy considerations, the loss of open space had to be balanced against the provision of affordable housing and the Members were referred to Policy 13 of the Borough of Redditch Local Plan No. 4 and the assessment of the proposal as set out on pages 12 to 15 of the main agenda. Officers had concluded that the proposed development outweighed the value of the land as open space.



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With regard to highways matters, each dwelling would have 2 parking spaces and there had been no objections to the scheme from County Highways.

A number of local residents had objected and the concerns raised were summarised on pages 11 and 12 of the main agenda.

Section 106 contributions would be payable as summarised on page 19 of the main agenda.

It was noted that the Council cannot currently demonstrate a five year supply of housing land. Overall, officers had concluded that the loss of Open Space provision was offset by the enhancement of the wooded area and as such the scheme was considered to be acceptable in accordance with the policies in Local Plan No 4, and was recommended for approval.

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

- Mrs Janis Thompson - Local Resident (comments read by an officer)
- Councillor Michael Rouse - Ward Member
- Councillor Bill Hartnett – Ward Member
- Ms Bonnie Carswell - Agent for the applicant

In discussing the application Members noted some of the points raised by the public speakers including concerns about parking and highways issues and the configuration of the proposed access road close to existing garages and parked vehicles. Officers from County Highways confirmed that they had been made aware of the highways concerns of local residents. The application had been carefully assessed and found to be acceptable in terms of vehicle movements in and out of the site.

Whilst acknowledging the points raised in public speaking, Members commented positively regarding the proposed development and the contribution that would be made to the affordable housing provision in the Borough.

## **RESOLVED that**

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

- a) **The satisfactory completion of a suitable legal mechanism to ensure that :**

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1. Contributions are paid to the Borough Council in respect of off-site open space and equipped play and sport provision in accordance with the Council's adopted SPD.
2. Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.
3. Contributions are paid towards the Town Centre enhancement in accordance with the Town Centre Strategy.
4. 30% Affordable housing to be provided on site as part of the scheme.
5. Contribution to be paid to Worcestershire Acute Hospitals NHS Trust (WAHT) to be used to provide services needed by the occupants of the new homes and the community at large. Agreement of a final sum to be delegated to the Head of Planning and Regeneration subject to verifying any deductions based on services already provided by the WAHT).
6. Contribution to be paid to County Highways to be used towards improvement to local walking and cycling infrastructure, community transport and footway improvements.
7. The remaining open space area to be enhanced in accordance with the approved plans shall be provided as part of the scheme before the development is first brought into use and maintained as such thereafter.
8. Contribution of a section 106 monitoring fee (as of 1 September 2019, revised Regulations were 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).

And

- b) The conditions and informatives set out on pages 22 to 29 of the main agenda.

7. **APPLICATION 19/01630/FUL - ST BENEDICT'S, CHURCH HALL, ROWAN ROAD BATCHLEY REDDITCH B97 6NB - BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES**

Demolition of social club and erection of 11 dwellings (comprising 9 two bed houses, 1 two bed maisonette, 1 one bed maisonette) and associated development

Officers outlined the application which would involve the demolition of the existing single storey brick building formerly used as a social

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club, and its replacement with a residential development of 11 dwellings.

It was noted that the site was located within the urban area of Redditch with no particular policy designation. As such the site appeared as “white land” on the Local Plan Policies map and proposals in this category would be considered on their individual merits.

Officers explained the proposed layout of the site with reference to the relevant plans and it was noted that the proposed dwellings had been designed to be similar to those in the surrounding area. The existing vehicular access adjacent to 16 Rowan Road would be retained.

With regard to the principle of development, it was noted that the social club had been closed since 2018 and as set on page 36 of the main agenda there were a number of physical and financial constraints that would affect its ability to re-open. Given its urban location officers had concluded that the demolition of the existing social club and its replacement by housing was acceptable, and that in the absence of a five year supply of housing land significant weight should be attached to the fact that the scheme would contribute to providing dwellings for the Borough.

Officers were satisfied as to the proposed density of the dwellings and that acceptable separation distances could be achieved resulting in the scheme being acceptable as regards residential amenity.

Three out of the eleven dwellings would be provided as affordable homes in line with the Council’s policy on Affordable Housing.

Members were referred to the revised recommendation set out in the Update Report and the revised wording of Condition 6 which had been updated in light of the submission by the applicant of a Construction Management Plan.

The application was recommended for approval.

The following speakers addressed the Committee under the Council’s public speaking rules, the first two in objection to the application:-

- Mr Joseph Robinson - Local Resident (comments read by an officer )
- Mrs Lisa Hutchings - Local Resident
- Mr Andrew Murphy - Agent for the applicant

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In responding to Members questions, officers clarified that the level of affordable housing proposed had been approved by the Councils Housing Strategy Team.

In debating the application Members acknowledged the concerns of the public speakers and the loss of a former community asset. At the same time the financial implications of improving the existing structure were also noted, and on balance, and given the sustainable location, Members were supportive of the proposed scheme.

### **RESOLVED that**

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

- a) **The satisfactory completion of a suitable legal mechanism to ensure that :**
- **Contributions are paid to the Borough Council in respect of off-site open space, and equipped play, in accordance with the Council's adopted SPD.**
  - **Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development.**
  - **Contributions are paid towards the provision of improvements and environmental enhancements to the Town Centre.**
  - **Contributions are paid to Worcestershire County Council for localised improvements to highway infrastructure.**
  - **Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries.**
  - **Contribution to be paid to the NHS Acute Hospitals (final figure to be agreed).**
  - **A minimum of 3 units of accommodation are restricted to affordable housing in perpetuity.**
  - **Section 106 monitoring fee(s) are paid to the Borough Council.**

**And**

- b) **The conditions and informatives set out on pages 41 to 45 of the main agenda save that Condition 6 in the main agenda be replaced with the revised wording set out below:-**
- 6) **All development works, including demolition works shall be carried out in accordance with the submitted Construction**

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**Management Plan P19.101.09 received 10<sup>th</sup> July 2020 which includes 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 – 6 pm Monday to Friday and 8 am – 1 pm 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 and the residential amenities of the area.**

**8. APPLICATION 20/00328/REM - 44 OKAHAM CLOSE  
OAKENSHAW SOUTH REDDITCH B98 7YG - MR T GERAGHTY**

Reserved matters application for the erection of a dwelling

Officers explained that the application was seeking approval of reserved matters relating to the erection of a bungalow in the curtilage of number 44 Oakham Close, including details of access, appearance, landscaping, layout and scale. It was noted that the principle of development had been established under an earlier outline application (ref 18/00455/OUT) which had been allowed on appeal by the Planning Inspectorate. Members were referred to the appeal decision dated 5<sup>th</sup> April 2019 which was attached as an appendix to the report.

Officers outlined the layout of the proposed bungalow and its position in relation to the site and neighbouring properties with reference to the plans and photographs in the Site Plans and Presentations Pack. The proposed dwelling would consist of a three bedroomed detached dormer style bungalow and being of a similar design and scale to the other dwellings on Oakham Close had been deemed by officers to be acceptable.

Five objections from local residents had been received and in light of this officers had carefully considered the issue of impact on residential amenity and privacy. It was noted that the separation distances were policy compliant and that in considering the appeal the Inspector had rejected the previous refusal reason regarding impact on neighbouring amenity for the reasons set out on page 50 of the main agenda.

There were no other objections to the application and officers were recommending approval.

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The following speakers addressed the Committee under the Council's public speaking rules, the first three in objection to the application:-

- Mrs Lucy Chin - Local Resident
- Mrs Ellen Cotton - Local Resident
- Mrs Susan Bowen-Peters - Local Resident (comments read by an officer)
  
- Mr Neal Kennedy - Agent for the applicant

In debating the application Members referred to separation distances and to the concerns raised by the public speakers regarding potential overlooking. In response to questions from Members, officers confirmed their assessment that the separation distances were acceptable and that the presence of a dormer window at the rear was not of itself a ground which could support refusal, the fall-back position being that such a dormer window could be added to a differently designed dwelling at a later stage under permitted development rights.

**Having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions set out on pages 51 to 52 of the main agenda.**

[Councillor Baker-Price declared an Other Disclosable Interest in relation to this application, namely that his residential address was on the same street as the application site, Oakham Close. He explained that he had not had any involvement in the application and was able to approach the debate with an open mind. Councillor Baker-Price remained in the meeting and participated in the debate and vote.]

The Meeting commenced at 7.00 pm  
and closed at 9.24 pm

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**Planning Application 19/01452/FUL****Change of use from Class A1 retail use to Class A3 Food and Drink Restaurant and Class A5 Hot food takeaway.****57 Poplar Road, Redditch, Worcestershire, B97 6NY.****Applicant: Mr Michael Parchment  
Ward: Batchley And Brockhill Ward****(see additional papers for site plan**

The case officer of this application is Mr David Edmonds, Planning Officer (DM), who can be contacted on Tel: 01527 881345  
Email:david.edmonds@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site is located in a designated local centre for the Batchley planned residential area. It is situated within a parade of 10 commercial units, each with two floor flats above. The application site is at the south eastern end of the parade. It comprises a ground floor shop unit and rear tarmacked shared service yard

The parade of shops and commercial units are set back from the Poplar Road frontage and fronted by a service road cul de sac with parking and an open grassed area with groups of trees. There is a quadrangle of bungalows – Pitcheroak Cottages, to the south east of the site. There is informal parking to the rear

**Proposal Development**

It is proposed to change the use of the unit, which is currently empty, to a restaurant and take away which currently falls within use classes A3 and A5, respectively.

It should be noted that there are forthcoming changes to the Use Classes Order within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020; as a result the 'A' Classes will cease to exist from 31<sup>st</sup> August 2020. As of 1<sup>st</sup> September a new uses class will be created; Class E covering Commercial, Business and Service uses. As a consequence, and if this application is approved, the development would amount to a mixed use of Class E (i.e. restaurant) and Sui Generis use (i.e. takeaway)

Also, currently, under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 4, 'Temporary Buildings and Uses' it is possible to have a change of use from Class A1 (shop) to a flexible use, including Class A3

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(restaurant), for up to 2 years without the need for Planning permission. This would not specifically address the takeaway element of the scheme, but is a matter members should be mindful of with respect to the restaurant element of the scheme

In terms of the application proposal internal layout, this material change of use would involve creating a large central seated area for eating in and a smaller area at the front of the unit for take away waiting. The rear part of the floor area would comprise a kitchen, servery, store and WC. The application does not involve any external alterations.

The proposed opening hours would be:

- Monday & Tuesday - 15.00hrs to 23.00hrs
- Wednesday – CLOSED
- Thursday to Saturday – 15.00hrs to 23.00hrs
- Sunday – 13.00hrs to 19.00hrs
- Bank Holiday– 13.00hrs to 21.00hrs

The proposed canopy extraction equipment is set out in the Canopy Direct Ltd report and can be summarised thus:

- Internal stainless steel canopy incorporating purpose built filter housing and grease filters
- Internal Galvanised steel duct work
- Three stage media mixed filter system - internal
- Extract fan using existing outlet on wall adjacent to rear yard incorporating a 'low noise fan fixed on anti-vibration mounts within a box

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

- Policy 20: Transport Requirements for New Development
- Policy 30: Town Centre and Retail Hierarchy
- Policy 39: Built Environment
- Policy 40: High Quality Design and Safer Communities

**Others**

- Borough of Redditch High Quality Design SPD
- National Planning Policy Framework

**Relevant Planning History****57 Poplar Road**

2003/129/FUL	Planning permission for change of use from Shop Unit To Community Cafe/Teaching Facility	Granted 30.05.2003
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This was subject to conditions including one limiting the use of the unit to a community café and teaching facility

### Other hot food related commercial units in the parade

- 89 Poplar Road. Indian take away. Planning permission, ref 1991/076/FUL – refused in 1991, on amenity grounds – noise, litter odour and late night opening
- 65 Poplar Road. 'Pizza Bar takeaway' - Planning permission granted 1991 - Ref. 91/414. Various conditions including provision of noise insulation, extract ventilation system, external storage of refuse and hours of opening restriction – Monday to Sundays - 4 pm to midnight .

### Consultations

**Highways – Bromsgrove** - No objections.

The existing unit located within a parade of shops and in a sustainable location. The site benefits from an existing shared vehicular access to a car park which is shared by the parade of shops. Poplar Rd 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 other amenities, bus route and bus stops.

**Worcestershire Regulations Services (WRS) – Noise & Odour.** No objections with the following reasoning:

The proposed takeaway which is located beneath residential receptors, has the potential for adverse odour and noise impact upon the amenity of existing residents. Given the nature of cuisine there is the potential for odour generation, via the existing extraction. However, odour and noise concerns should not preclude this change of use from taking place but suitable regard should be given to the potential amenity issues should effective mitigation not be implemented.

It is advised that the extraction fan and odour control abatement equipment need to be installed as per the specification provided by Canopy Direct dated 03.02.2020, in order to protect the amenity of nearby residents. The odour control/extraction equipment proposed is adequate to provide a high level of odour control which is suitable in this scenario, given the relatively small size of the premises.

Where a development containing the noise source(s) is attached to noise sensitive premises, for example in the case of a parade of shops with flats above (in this case a take away), the applicant shall submit a scheme of noise insulation to demonstrate that the following criteria would be met. In all cases sound insulation between the two uses shall be at least 60dB DnT,W.

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**Community Safety Project Officer Community Safety** - No objections since any effective controls are most appropriately implemented through the Licensing regime.

**West Mercia Police.** They suggest that restrictions can be a matter for WRS, Police and the Licensing committee as or when this arises.

### **Licensing Senior Practitioner**

Records show there are two licences issued on Poplar Road:

1. Easten Star, 71 Poplar Road – licensed for late night refreshment  
Opening times - Friday to Saturday - 17:00 to 00.30; Monday to Thursday - 17:00 to 00:00; Sunday - 18:00 to 00.00
2. Booze Village, 73 Poplar Road – licensed for the sale of alcohol  
Opening times – 07:00 to 22:00 Everyday.

Under the Licensing Act 2003 licences are issued to premises to permit and regulate licensable activities, only, these being “late night refreshment” (the sale of hot food or drink between the hours of 11:00pm and 5:30am) and “the sale of alcohol”. Thus since the application proposal does not involve the opening and therefore the sale of drink after 11 pm it would not need a license

Unlike planning there are no general restrictions on licensing hours for certain areas or businesses, therefore applicants for premises licences can apply for whatever licensing hours they wish. In the absence of any objections being received to a particular application, the licence is granted as applied for. If any objections are received the matter is referred to a Licensing Sub-Committee where members can consider whether the hours are appropriate in light of the objection received and any evidence presented and amend hours if necessary. The premises is required to adhere to the stricter set of controls or restrictions which are in place, whether that be licensing or planning.

### **Cllr Hill**

No Comments Received To Date

### **Cllr Monaco**

No Comments Received To Date

### **Cllr Nazir**

No Comments Received To Date

### **Public Consultation Response**

- 7 adjacent residential and commercial properties sent a notification letter including the flat above the ground floor unit
- No Objections

### **Assessment of Proposal**

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Issue 1: Principle of the use including viability and vitality of the parade of shops and commercial units.

The application site is set within a Tier 3 local shopping parade and is not a Tier 2 District Centre. Policy 30 in the Borough of Redditch Local Plan no 4 BoRLP states that local shopping areas should provide day to day services for local communities.

There are currently two out of ten units in the parade – no. 65 (Batchley Spice (South Asian) and no. 71 'Eastern Star' (Chinese) selling hot food from late afternoon to late evening. Also there is no 61, a Sandwich shop open in day time. Unlike District Centres there is no requirement, by reason of policy 35, to ensure that overall the proportion of A5 uses do not exceed 25% of the units. The other uses in the parade are a veterinary use for 3 units, pet supplies, hairdressers, and alcoholic beverage shop. Whilst there are only two A1 retail units, there is a balance between units operating in the day and evening times. It is also worth noting that the application unit has been shut for some time.

In this context, the addition of the proposed use would contribute positively to the vitality and viability of this parade of shops and commercial units and would provide an additional service to the local community such that, on balance. it would accord with Policy 30 of BoRLP No. 4, Tier 3 policy.

Overall, the proposed development would contribute positively to the local character of the area and since it would provide an additional component to the evening economy and addressing a long term vacancy, it would enhance the efficiency of the use of the parade, which is part of the sustainable hierarchy of centres. It would thereby comply with BoRLP No.4, policy 39.

Issue 2: Effect on the living conditions of occupants of adjacent residential properties

Although there is the potential for loss of amenity the application documents provides detailed reassurance in a technical report that the issue of mechanical noise and odour has been considered appropriately and weight can be given to the absence of objection by WRS. The planning history of the parade has demonstrated that such uses can contribute to the evening economy without unacceptable impact on the living conditions of local residents. This is helped by the flats above having their own separate access and first floor rear outdoor amenity space. However it is necessary and appropriated to ensure the use cannot commence until the internal odour and noise mitigation measures have been installed and retained thereafter

In terms of the effects of external noise and disturbance this can be mitigated by control of opening hours. The proposed hours of opening are not excessive in terms of a mixed day time and evening uses and are broadly in accordance with the opening hours of other evening uses. It is appropriate to impose conditions limiting the revised opening hours of the unit to those proposed by the applicant. These provide a closure equivalent to pubs

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and restaurants and provide some respite for local residents with no opening Wednesdays and with more limited hours on Sundays and bank holiday

There is scope to use the enclosed rear yard for commercial refuse and existing public bin adjacent to the Poplar Road Footway would ensure that the extra litter can be appropriately managed. Moreover there is scope to mitigate the effects of litter by planning condition.

### Issue 3: Community Safety.

The parade enjoys good natural surveillance and can be seen from surrounding residential properties. Moreover the adjacent highway benefits from its linking footways, and reasonable street and shop lighting. Furthermore considerable weight can be given to the absence of objection by both the Mercia Police and Community Safety. Therefore, the proposal would accord with BoRLP No.4, Policy 40.2 vi.

### Issue 4. Highways.

As the Highway authority note this is a sustainable location for such a use which is within acceptable walking distances for the community and there are no highway safety implications. It would thereby comply with BoRLP No.4, Policy 20

### **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 planning 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:
  - 512.04 Location and Site Plan
  - 512.02 Proposed Plans and Elevations

Reason. To define the scope of the planning permission hereby granted in the interests of proper planning

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3. Before the premises are brought into use the extract ventilation system as specified within the Canopy Direct Ltd report dated 3<sup>rd</sup> February 2020 shall be installed and be fully operational including the odour and noise abatement parts of the equipment. This equipment shall then be retaining and suitably maintained for the life of the development.

Reason: In the interests of the control of mechanical noise and odour to prevent unacceptable loss of living conditions of the occupiers of adjacent residential properties

4. Before the premises are brought into use full details or the provision of external refuse storage facilities, shall be submitted to and approved, in writing, by the Local Planning Authority. The details thus approve shall be fully implemented prior to first use or occupation and retained as such for the life of the development

Reason: In the interests of providing adequate refuse storage capacity in a visually acceptable manner and to ensure refuse storage is reasonable accessible for collection.

5. The hours of opening for the development hereby approved shall be limited to the following hours
- Monday & Tuesday - 15.00hrs to 23.00hrs
  - Wednesday – CLOSED
  - Thursday to Saturday – 15.00hrs to 23.00hrs
  - Sunday – 13.00hrs to 19.00hrs
  - BANK HOLIDAY – 13.00hrs to 21.00hrs

Reason: - To define the permission and to ensure the proposed use can operate in a compatible way with the interests of the living conditions of surrounding residential properties

6. Prior to the commencement of development hereby approved, a scheme providing for the insulation of the unit against the transmission of noise from the building to the flat above shall be submitted to and approved, in writing, by the Local Planning Authority and this sound insulation between the two uses shall be at least 60dB DnT,W. The scheme so approved shall be carried out prior to the commencement of the use and the approved measures retained thereafter.

Reason – In the interests of protecting the living conditions of the occupants of the flat above

**Informative**

Due to the changes in the Use Classes Order (England), as from 1st September 2020 the proposed restaurant would be Class E - Commercial, Business and Service use whilst the takeaway would be Sui Generis

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**Procedural matters**

This application is being reported to the Planning Committee because the property is owned by Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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**Planning Application 20/00520/FUL**

**Retrospective planning application for conversion of former plant hire sales and service premises and associated yard, to one retail unit and one beauty / hair dressing salon**

**87-89 Evesham Road, Redditch, B97 4JX**

**Applicant: Mrs P Dormer**  
**Ward: Headless Cross and Oakenshaw Ward**

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

The author of this report is Anthony Young, Principal Planning Officer (DM), who can be contacted on Tel: 01527 881234 Email: anthony.young@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The area is mainly residential with some commercial and community uses. The double fronted two storey shop units of brick and tile construction and traditional appearance front on to the east side of Evesham Road, north of the Headless Cross Drive junction.

**Proposal Description**

Following the re-location of Dormer Plant Hire the premises in Headless Cross have been converted for use as a beauty salon/hairdresser and a retail unit. The former use involving storage of large equipment associated with plant hire had outgrown the site.

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

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Settlement Hierarchy

Policy 5 – Effective and Efficient Use of Land

Policy 15 – Climate Change

Policy 20 – Transport Requirements for New Development

Policy 30 – Town Centre and Retail Hierarchy

Policy 39: Built Environment

**Others**

NPPF – National Planning Policy Framework (2019)

NPPG – Planning Practice Guidance

Borough of Redditch High Quality Design SPD

**Relevant Planning History**

**REDDITCH BOROUGH COUNCIL****PLANNING  
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1988/615/FUL	Use As Plant Hire Business And Decoration Shop And Calor Gas Storage	Approved 21/11/88
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**Consultations****Highway Authority**

No objection subject to provision of cycle parking.

**Public Consultation Response**

No responses received.

**Assessment of Proposal**

BRLP Policy 2 puts Redditch urban area, being the Main Settlement, as the focus for development. The site is within the urban area and being just north of the Headless Cross District Centre falls under Tier 3 Local Shops of BRLP Policy 30 hierarchy of centres, where under that Policy retail development of an appropriate scale and nature will be promoted.

The existing development does not benefit from car parking spaces and that remains the case with this development. The Highway Authority considers this to be acceptable and notes that there is a public car park available for use within an acceptable walking distance (70m).

The building already benefits from having shop fronts and therefore very little change to the fabric of the building was required to facilitate this use. There will be no discernible impact on neighbouring residential amenity arising from this proposal, and in all likelihood is likely to be an improvement when compared to the activity arising from the previous plant hire business.

As of 1<sup>st</sup> September 2020, changes to the Use Classes Order will become operational. The existing A1 Retail Use Class will then fall under Use Class E (Commercial, business and service uses).

**Conclusion**

In view of the above assessment, I am satisfied that the proposal complies with the relevant policies of the Local Plan and no other material considerations have been identified that would indicate that the Local Plan should not be followed.

For the reasons set out in the report, it is considered that the proposal complies with the Local Plan and is sustainable development and should therefore be approved without delay.



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**RECOMMENDATION:**

1. The development hereby approved shall be carried out in accordance with the following plans and drawings – 1932.01; 1932.02; 1932.04A; 1932.06; 1932.07.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of the Borough of Redditch Local Plan.

2. Within 56 days of the date of this planning permission details of sheltered and secure cycle parking to comply with the Worcestershire County Council adopted highway design guide, together with a timetable for implementation, shall be submitted to the Local Planning Authority for approval in writing and the cycle parking provision shall be provided as approved and in accordance with the implementation timetable.

Reason: To encourage sustainable travel and healthy communities.

**Informatives**

- 1) The local planning authority has 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**

The Applicant is related to Matthew Dormer, the Leader of Redditch Borough Council and the Redditch Portfolio Holder for Planning. As such the application falls outside the scheme of delegation for officers.

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**Planning Application 20/00525/FUL****Retrospective planning application for conversion of office of previous plant hire business to a single bedroom dwelling****85 Evesham Road, Redditch, B97 4JX****Applicant: Mrs P Dormer  
Ward: Headless Cross and Oakenshaw Ward****(see additional papers for site plan)**

The author of this report is Anthony Young, Principal Planning Officer (DM), who can be contacted on Tel: 01527 881234 Email: anthony.young@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The area is mainly residential with some commercial and community uses. The two storey building is attached to and to the rear of a hot food takeaway outlet and was previously used as an office to the former plant hire business which operated out of the neighbouring unit. The building is of brick and tile construction and traditional appearance and is on the east side of Evesham Road, north of the Headless Cross Drive junction.

**Proposal Description**

Following the re-location of Dormer Plant Hire, the former office building has been converted into a one bedroom dwelling with two off-street parking spaces and private amenity space. The former use involving storage of large equipment associated with plant hire had outgrown the site.

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

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Settlement Hierarchy

Policy 5 – Effective and Efficient Use of Land

Policy 15 – Climate Change

Policy 19 – Sustainable Travel and Accessibility

Policy 20 – Transport Requirements for New Development

Policy 39: Built Environment

**Others**

NPPF – National Planning Policy Framework (2019)

NPPG – Planning Practice Guidance

Borough of Redditch High Quality Design SPD

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**Relevant Planning History**

1988/615/FUL	Use As Plant Hire Business And Decoration Shop And Calor Gas Storage	Approved 21/11/88
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**Consultations****Highway Authority**

No objection subject to provision of an EV charging point and cycle parking.

**Public Consultation Response**

No responses received.

**Assessment of Proposal**

BRLP Policy 2 puts Redditch urban area, being the Main Settlement, as the focus for development. The site is previously developed land within a sustainable urban location and therefore the proposal is acceptable in principle.

The proposal has been converted with very little alteration and includes a private rear garden along with two parking spaces.

**Conclusion**

In view of the above assessment, I am satisfied that the proposal complies with the relevant policies of the Local Plan and no other material considerations have been identified that would indicate that the Local Plan should not be followed.

For the reasons set out in the report, it is considered that the proposal complies with the Local Plan and is sustainable development and should therefore be approved without delay.

**RECOMMENDATION:**

1. The development hereby approved shall be carried out in accordance with the following plans and drawings – 1933.01; 1933.02A; 1933.04A; 1933.06A.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of the Borough of Redditch Local Plan.

2. Within 56 days of the date of this planning permission details of sheltered and secure cycle parking to comply with the Worcestershire County Council adopted highway design guide, together with a timetable for implementation, shall be

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submitted to the Local Planning Authority for approval in writing and the cycle parking provision shall be provided as approved and in accordance with the implementation timetable.

Reason: To encourage sustainable travel and healthy communities.

3. Within 56 days from the date of this permission the dwelling shall be 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 point shall be retained for the lifetime of the development unless it needs to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

**Informatives**

- 1) The local planning authority has 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**

The Applicant is related to Matthew Dormer, the Leader of Redditch Borough Council and the Redditch Portfolio Holder for Planning. As such the application falls outside the scheme of delegation for officers.

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