



Planning Committee

Wed 14 Oct
2020
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

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difference*

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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:

[Link to view Planning Committee meeting](#)

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 sarah.sellers@bromsgroveandredditch.gov.uk before 12 noon on Monday 12th October.**
- 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 12th October.**
- 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**
- 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, 14th October, 2020

7.00 pm

Virtual Meeting - Skype - Virtual

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. Chair's 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 Minutes of Planning Committee held on 23rd September 2020
(Pages 1 - 4)

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 20/01060/FUL - Car Park Land Adjacent Clive Works Edward Street Redditch - Mr Carl Taylor: Accord Housing Association (Pages 5 - 20)

7. Application 20/00798/FUL - 71 Lineholt Close Oakenshaw Redditch B98 7YT - Mr Ghafar Khan (Pages 21 - 26)

8. Application 20/00897/FUL - 29 Lineholt Close Oakenshaw Redditch B98 7YU - Mr Jason Knight (Pages 27 - 30)

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Planning Committee

Wednesday, 23 September 2020

MINUTES

Present:

Councillor Salman Akbar (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, Michael Chalk, Andrew Fry, Julian Grubb, Bill Hartnett, Jennifer Wheeler and Anthony Lovell

Officers:

Helena Plant, Emily Farmer, Steve Edden, Amar Hussain and Pauline Ross

Democratic Services Officer:

Sarah Sellers

26. CHAIRS WELCOME

The Chair welcomed the Committee members 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.

It was noted that agenda item 7, Application 20/00850/PIP Land adjacent to Feckenham Gardens, had been withdrawn by the applicant and would not be discussed.

27. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco. Councillor Anthony Lovell attended as substitute for Councillor Monaco.

28. DECLARATIONS OF INTEREST

There were no declarations of interest.

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Chair

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29. CONFIRMATION OF MINUTES OF PLANNING COMMITTEE HELD ON 9TH SEPTEMBER 2020

RESOLVED that

The Minutes of the Planning Committee held on 9th September 2020 be confirmed as a true record and signed by the Chair.

30. UPDATE REPORTS

It was noted that there was no update report.

31. APPLICATION 20/00269/OUT - LAND ADJACENT TO 29 BERKELEY CLOSE WINYATES GREEN REDDITCH B98 0QB - REDDITCH BOROUGH COUNCIL

Outline application (all matters reserved for subsequent consideration) for the erection of 2 no. three bedroomed dwellings

Officers presented the application which was for outline permission for the construction of two detached dwellings on council owned open space land at Berkeley Close.

At this stage all matters were reserved apart from the principle of development. Members were referred to the indicative layout plan on page 10 of the Site Plans and Presentations Pack which showed how two dwellings could be accommodated on the site.

It was noted that the application site was designated as “incidental open space” in accordance with the Borough of Redditch Local Plan No. 4 Policy, and currently consisted of an area of semi-mature trees. In considering the application, the test to be applied was whether the need for development outweighed the need for the area to be maintained as incidental open space.

Officers had carefully assessed the application and were recommending that outline planning permission be granted.

In debating the application Members noted the current condition of the land as low grade woodland, and indicated that on balance the re-use of the land for two dwellings would be acceptable.

RESOLVED that

having regard to the development plan and all other material considerations, outline planning permission be granted subject to the conditions and informative set out on pages 6 to 8 of the agenda.

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32. APPLICATION 20/00850/PIP - LAND ADJACENT TO FECKENHAM GARDENS ASTWOOD LANE FECKENHAM WORCESTERSHIRE B96 6JQ - MRS P DORMER

This application was withdrawn by the applicant in advance of the meeting.

33. APPLICATION 20/00892/LBC -THE OLD COURT HOUSE THE SQUARE FECKENHAM WORCESTERSHIRE B96 6HR - MR & MRS JAMIE AND KATHERINE NEALE

Minor external landscaping works (Hard and Soft) both at the front and at the rear of the property and minor repairs to the retaining wall (Retrospective)

Officers outlined the application which was for retrospective consent to regularise works previously carried out to a Grade II Listed Building in the Feckenham Conservation Area.

Members were referred to the plans and photographs in the Site Plans and Presentations Pack which showed the works. An objection had been received from the adjoining dwelling that the hazel screen in the front garden of the application site would lead to a loss of light. Officers had assessed this carefully but taking into account the height of the screen and the south facing aspect of the window, it was not considered that there was a demonstrable impact on the level of light to the detriment of the amenity of the occupiers.

It was noted that the Conservation Officer had not raised any objections.

RESOLVED that

having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions on page 20 of the agenda.

34. APPLICATION 20/00915/ADV - STARBUCKS MORRISONS CAR PARK CLEARWELL ROAD WINYATES WEST REDDITCH BN98 0SW - THE MAGIC BEAN CO LTD

Illuminated and non-illuminated signage (Starbucks)

Officers updated Members that since the agenda had been published one further letter of objection had been received bringing the total to three, although no additional issues to those already set out on page 22 of the agenda had been raised.

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Members were referred to the photographs and drawings in the Site Plans and Presentations Pack as to the proposed appearance of the various signs. The signs would primarily be attached to the newly constructed unit, with a small number to be free standing including the totem pole sign (page 47) and the monument sign (page 52).

The freestanding signs would not exceed the height of the existing freestanding Morrisons petrol filling station sign, and following consultation with County Highways, a condition had been included (Condition 7) to limit the brightness of the illuminated elements of the signs.

The location of the properties of those who had objected had been considered and it was noted that there was some distance between the houses and the site and that there was significant screening provided by trees. For these reasons officers were satisfied that the application was acceptable as to any impact on residential amenity.

In debating the application members commented on the level of screening provided by the trees, the control over the illumination levels of the signs which would be achieved through condition 7 and the difference in levels between Clearwell Road and the residential streets to the South of the site off Ickniel Street.

RESOLVED that

having regard to the development plan and to all other material considerations, advertisement consent be granted subject to the conditions and informatives set out on pages 24 to 25 of the agenda.

The Meeting commenced at 7.05 pm
and closed at 7.57 pm

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Planning Application 20/01060/FUL**Erection of one three-storey building to provide 12no. one bed apartments for affordable rent****Car Park Land Adjacent Clive Works, Edward Street, Enfield, Redditch****Applicant: Mr Carl Taylor: Accord Housing Association
Ward: Central Ward****(see additional papers for site plan)**

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

Site Description

The site is roughly rectangular in shape and covers an area of approximately 0.16 hectares (ha). It has historically served as a car park to the (now demolished) Victoria Works Industrial building to the west. Members will be aware that residential development on the Victoria works site was approved in outline form under application 18/01515/OUT. The subsequent reserved planning matters application for 75 units (ref 19/01600/REM) was granted permission in June 2020.

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

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

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

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

Background

A similar application submitted by the Accord Group was presented to the Planning Committee on 17th June 2020 where members resolved to delegate authority to the Head of Planning and Regeneration to grant planning permission subject to the satisfactory completion of a S106 planning obligations and 13 Planning Conditions. Application

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19/01622/FUL proposed, on the same site to erect two three-storey buildings to provide 19no. one bed apartments for affordable rent and 90 sq. m. of office space for use by Accord Group.

Proposal Description

Full planning permission is sought of the erection of 12no. one bed apartments. All would be provided as affordable rented properties. The development would be provided within a single three storey block with 4no. 1 bed flats over each floor. The block would be identical to the building referred to as 'Block 2' under application 19/01622/FUL.

The existing vehicular access to the site onto Edward Street would be closed and a new 4.1m wide access to the south of the proposed apartment block would be created together with a 2m wide pavement on the site side.

12 car parking spaces would be provided for the 12 flats (equalling a ratio of 1 space per dwelling) which would be allocated and managed by the applicant (Accord Group).

6 Sheffield bike stands at 1 metre centres would be provided to the immediate east of the apartment block (one cycle space for each of the 12 flats) and an enclosed area for the storage of bins would be located to the southern boundary of the site together with a small electricity substation.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 24: Development within Primarily Employment Areas

Policy 31: Regeneration for Town Centre

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

Redditch High Quality Design SPD

SPG Employment Land Monitoring

SPG Open Space Provision

SPD Affordable Housing Provision

Worcestershire Waste Core Strategy (WWCS)

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Relevant Planning History

19/01622/FUL	Erection of two three-storey buildings to provide 19no. one bed apartments for affordable rent and 90 sq. m. of office space for use by Accord Group	Delegated to grant subject to S106 17.06.2020
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Consultations**WCC Highways**

No objections

Comments summarised as follows:

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

A new vehicular access is proposed, I have not requested a speed survey to determine splay length since the footpath fronting the proposed development is 2.5m in width and a 65m distance can be achieved towards on-coming traffic without visibility being impeded, which is acceptable in this instance. Pedestrian visibility splays have been provided on the site layout plan.

12 car parking spaces and 12 cycle parking spaces are provided in accordance with WCC parking standards. All 12 of the proposed car parking spaces should be fitted with an electrical vehicle charging point.

Highway contributions of £8,078.64 have been calculated based on the number of trips to be generated by the proposed development. This contribution should be used to provide dropped kerbs to access the outbound bus stop on Bromsgrove Road opposite Edward St and for lining and signing for cycle route: Plymouth Road to Rectory Road.

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

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

North Worcestershire Water Management

No objection to the proposed development subject to the imposition of a condition regarding a site drainage strategy

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Worcestershire Regulatory Services - Contaminated Land

No objection subject to land remediation conditions

Worcestershire Regulatory Services - Noise

We have reviewed 'Planning Noise Assessment: Edward Street, Redditch' prepared by STROMA Built Environment ref: 08-19-79215-AC-1v4 and are happy to support the conclusions drawn that document.

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

Waste Management

No objection

NHS/Medical Infrastructure Consultations

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

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 24 residents and subsequently increase demand upon existing constrained services. Affected practices: St Stephen's Surgery; Elgar House Surgery; The Dow Surgery; Hillview Medical Centre; Maple View Medical Practice; The Bridge Surgery.

A developer contribution will be required to mitigate the impacts of this proposal. Redditch and Bromsgrove CCG calculates the level of contribution required in this instance to be £3,795. Redditch and Bromsgrove CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

Town Centre Co-ordinator

No objection

Housing Strategy

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

Community Safety Officer

Comments summarised as follows:

The following matters should be addressed:

Appropriate security should be in place during the construction phase to include robust perimeter fencing of the site and suitable alarm systems. The contactor details and emergency contact number should be displayed along the perimeter fencing.

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It is recommended that special attention is paid to the standard of sound proofing measures particularly in respect of party walls.

Details of the proposed external lighting for the development including the parking area should be provided in order to minimise environmental impact. It is anticipated that all door-sets and windows will comply with Building Regulations Approved Document Q (ADQ) and be certificated to PAS24:2016 or equivalent. Enhanced specification measures are recommended in the interests of security. It is recommended that the communal and shared entrance door-set should be fitted with an access control system and that Mail Delivery should be via a secure letter box system and subject to surveillance. Consideration should be given to that marking the allocated car parking spaces with an unspecific identifier rather than identifying the spaces to a particular apartment since the absence of a vehicle in that space can be used as a reconnaissance measure by burglars to assess if a property is unoccupied. It is recommended that the area for the storage of bicycles be appropriately secured.

Arboricultural Officer

Comments summarised as follows:

The proposed site on Edward Street is mainly hard standing as it was previously used as a car park. The trees on site have little amenity value and vary in age and species and I would raise no objection to their removal in order to facilitate the proposed development. I have noted that the scheme proposes to introduce new trees which is supported provided these are native species trees with a five year plan to offer a replacement for any new tree planted that dies or is damaged within this period.

Public Consultation Response

None

Assessment of Proposal

Principle of development

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

- i) such development would not cause or accentuate a significant shortage of land for employment use in the Borough or area concerned; and
- ii) it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must be undertaken with the Economic Development and Regeneration Service by the applicant to ascertain this; or
- iii) the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:

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It impinges upon residential amenity;

It causes substantial transport network, highway or traffic problems:

It creates other adverse environmental effects; or

Technical reasons such as land stability or fundamental infrastructure problems.

Under consideration of application 19/01622/FUL, the Councils Economic Development team commented that the site had been actively marketed for employment use for well in excess of the 2 years and 3 month period set out in the Councils Employment Monitoring SPG, without success and your officers concluded that the loss of the site not cause or accentuate a significant shortage of land for employment use in the Borough.

It remains the case that based on the evidence submitted, the site is no longer viable for continued employment use and that therefore the requirements of Policy 24, criteria i) and ii) have been satisfied. As such the principle of residential development on this site is acceptable.

Density of Development

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

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

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

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

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

The density of the development proposed under application 19/01622/FUL represented 115 dph. The current proposal, offering a lower quantum of development still represents a density of 83 dph which is in line with current national guidance and local policies and as such is considered to be appropriate.

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Layout and appearance of development

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

As under the consideration of application 19/01622/FUL, your officers consider that three storey development is appropriate given the context of the site.

The apartment block has been designed to be a contrasting feature building to the recently granted planning permission at the Victoria Works site (ref 19/01600/REM) providing attractive elevations to both the front (west) and rear (east). It is contemporary in appearance and clad in black timber with a standing seam metal roof. Brass coloured windows are considered to provide an interesting visual contrast to the darker façade.

The elevations have large full height glazed doors to balconies and smaller secondary windows with repetition and symmetry in the fenestration.

The building is considered to represent a welcome addition to this important gateway location on the approach to the train station and is thus considered to be appropriate in design terms.

Impact of the proposals on highway safety

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

“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”

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

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

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

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

Notwithstanding the above, due to the reduced quantum of development now proposed on the site it has been possible to ensure that all 12 of the proposed flats would receive an allocated car parking space.

WCC Highways have stated that they consider visibility via the new proposed 4.1metre wide access onto Edward Street to be acceptable subject to a planning condition requiring the permanent closure of the existing vehicular access to the site.

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

Waste Matters

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

Residential amenity considerations

Your officers are satisfied that no loss of residential amenity would result from granting permission and that the scheme would provide occupiers of the development with a good standard of amenity with future residents benefiting from a communal garden area to the rear of the apartment block.

No objections have been received from the wider community following the expiry of the publicity period.

Community Safety matters

Your officers are satisfied that appropriate security would be in place during the construction period. At present the Victoria Works Site to the immediate west of the application site has been secured using a solid timber hoarding (with appropriate contractor details displayed) and the application for building regulation approval is being overseen by the Councils building control team (NWBC) as is the former Redditch Trades and Labour Club site, which is also being developed by the Accord Group. The applicant is likely to be employing NWBC as the approved Inspector in this case, assuming that planning permission is granted. A Construction Environment Management Plan (CEMP) will deal with matters pertaining to site security.

WRS have commented that the submitted 'Planning Noise Assessment' ref: 08-19-79215-AC-1v4 is acceptable and appropriate sound proofing measures would need to be incorporated in order to comply with Building Regulations. Security for windows and doors would also be covered under the Building Regulations.

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A planning condition is recommended to address external lighting measures proposed which would include lighting for the parking court and external motion activated light to be provided at the entrance to the building. Each unit is proposed to have dusk / dawn lights fitted on the balcony elevations.

An additional planning condition is recommended to cover security matters arising from the use of communal areas, bicycle storage mail delivery and the recommended use of recording allocated car parking spaces with an unspecific identifier.

Affordable housing

The Borough of Redditch Local Plan Policy 6 (Affordable Housing) requires the provision of 30% affordable housing on sites of 11 or more dwellings. In this case, the applicant is the Accord Housing Group who proposes to provide all 12 of the units as affordable rent. The S106 agreement attached to this application is the mechanism for controlling the provision of affordable housing on the site in perpetuity.

Housing Land Supply

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

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

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

Sustainability

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

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

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

Section 106 Planning obligation

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

- Contributions towards off site open space provision due to increased demand/requirements from future residents, required in compliance with the SPD. In this case, a contribution to support improvements to the existing toddler and junior play area at the site at Terrys Field together with open space improvements for informal recreation at Plymouth Road has been agreed
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions to Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan Development Control (Transport) Policy
- Contributions to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- The provision of 30% (3 units) on the site to be restricted to affordable housing in perpetuity
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4
- A Section 106 (Planning Obligation) monitoring fee

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

Planning Conditions

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

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Other matters

Application 19/01622/FUL remains a current / pending application, and were the S106 agreement to be completed and the planning decision notice released, that consent could then be implemented. It is important to note that the layout of development proposed under this application is such that application 19/01622/FUL could not be implemented if the current application were to be implemented. Likewise, the current application 20/01060/FUL could not be implemented, if the planning permission relating to application 19/01622/FUL were to be implemented.

Conclusion

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

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

RECOMMENDATION:

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

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

- * Contributions are paid to the Borough Council in respect to off-site open space, and equipped play in accordance with the Councils adopted SPD
- * Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- * Contributions are paid to the Borough Council towards the provision of improvements and environmental enhancements to the Town Centre
- * Contributions are paid to Worcestershire County Council for the provision of localised improvements to bus stop infrastructure and lining and signing for cycle routes.
- * Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- * A minimum of 3 units of accommodation are restricted to affordable housing in perpetuity
- * A S106 monitoring fee/s are paid to the Borough Council

and

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

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

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

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

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

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

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

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

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

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

appropriate references to be inserted here

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

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

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

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

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

- 8) The Development hereby 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 each of the car parking spaces has been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

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

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development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access

- 11) The Development hereby approved shall not be occupied until the existing vehicular / pedestrian access is permanently closed and reinstated in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic using the adjoining highway

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

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.

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

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

4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local

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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

- 13) No development above foundation level of the scheme hereby approved shall take place until a site drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff attenuation and treatment. The approved scheme shall be completed 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.

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- 14) Details of any external lighting to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is occupied. The development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason: In the interests of crime prevention and to safeguard local amenities

- 15) Prior to the first occupation of the development a detailed schedule of measures to minimise the risk of crime in a visually appropriate manner and meet the specific security needs of the development shall submitted to and approved in writing by the Local Planning Authority. The detailed scheme of measures thus approved shall then be fully implemented prior to the first occupation of the development.

Reason: In the interests of crime prevention and community safety.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

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

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Planning Application 20/00798/FUL**Rear and side extensions together with internal alterations****71 Lineholt Close, Redditch, Worcestershire, B98 7YT****Applicant: Mr Ghafar Khan
Ward: Headless Cross And Oakenshaw Ward****(see additional papers for site plan)**

The case officer of this application is Jane Griffiths, Planning Officer (DM), who can be contacted on Tel: 01527 534062 Email: jane.griffiths@Bromsgroveandredditch.gov.uk for more information.

Site Description

No 71 Lineholt Close is a detached three bedroomed dwelling of brick and tile construction. The house is accessed off a small service road which serves only one other property. The Close is made up of similar house types, most of which are large detached properties. Lineholt Close is situated in the residential area of Redditch where the principle of residential development can be acceptable

Proposal Description

The proposal is for a first floor side extension, a single and two storey addition to the rear and a single storey extension to the side of the dwelling. The extensions proposed will provide an improved living area at ground floor and additional bedrooms on the first floor.

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

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

None

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Consultations

Highways - Redditch

No objection

Public Consultation Response

3 letters have been received in objection to the application.

Comments received are summarised below:

- o Overdevelopment of the site
- o Loss of light, outlook and privacy to neighbouring properties
- o Car parking provision

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

The application relates to a detached dwelling in a residential area. Planning applications received for extensions and alterations to dwellings are expected to be of high quality design that reflects or complements the local surroundings and materials.

Character and appearance

Policy 40 of the Borough of Redditch Local Plan requires development to be of high quality design. This is re-enforced within the Councils High Quality Design SPD.

The design of the extension is considered to respect that of the existing dwelling with matching materials. The location of the extensions is such that views of the development would be largely limited to those taken from the applicants' rear garden and adjoining rear gardens. The proposed development would not give rise to harm to the established character and appearance of the area.

Residential amenity

Objections have been received from no's. 16, 60 and 72 Lineholt Close which have been summarised above.

The rear extension has a depth of 3 metres and complies with the 45 degree code which is a key consideration when assessing overshadowing. There will be a separation distance of 14 metres between the rear extension and the flank wall of No. 72 Lineholt Close whose side boundary runs along the rear boundary of the application site. The Council's High Quality Design SPD recommends a minimum separation distance of 12.5 metres.

It is also noted that there is a difference in ground levels between the two properties, the application site is positioned at a lower level and therefore the impact from the extension is reduced as a result. To help address the neighbour's concerns, the Juliette balcony shown on the original plans has been omitted from the scheme and has been replaced with a regular window.

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The first floor side extension is set back from the principal elevation and is considered to be subordinate in size and prominence in line with the Council's High Quality Design SPD.

The Highways Authority has no objection to the proposal.

Officers consider that the proposal would not harm the amenities enjoyed by the occupiers of adjoining residents having taken into consideration the provisions of Policies 39 and 40 of the Borough of Redditch Local Plan No. 4 and the Council's High Quality Design SPD.

Comments submitted by one of the residents refers an outbuilding that has been erected in the garden some time ago. Officers consider this as a separate matter to the current planning application but would clarify that the Council's Enforcement Team have investigated this matter separately and are satisfied that the size and use of the building are in compliance with the planning regulations.

Conclusion

The extensions proposed are considered to be in accordance with the Council's SPD: High Quality Design; Policies 39 and 40 of the Borough of Redditch Local Plan No. 4 and the provisions of the National Planning Policy Framework and would not cause harm to residential or visual amenity.

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 permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Location plan, scale 1:1250

Existing plans, scale 1:100 - Drawing No. 003

Proposed plans & block plan, scale 1:100/1:500 - Drawing No. 004C

Reason: For the avoidance of doubt and in the interests of proper planning.

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- 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) The Development hereby approved shall not be brought into use until the parking facilities have been provided as shown on drawing 004C.

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 proposed development is sited within 250m of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas.

The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension(s), so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

- 3) 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) 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.

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Planning Application 20/00897/FUL**Extension of first floor rear gable extension (amending approval 2016/380/FUL)****29 Lineholt Close, Oakenshaw, Redditch, B98 7YU****Applicant: Mr Jason Knight**
Ward: Headless Cross and Oakenshaw Ward**(see additional papers for site plan)**

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The host property is a detached five bedroomed dwelling situated to the northern side of Lineholt Close. The property is constructed from brick (walls) under a tiled roof.

Lineholt Close is chiefly comprised of large detached dwellings with car parking within the curtilage of each property. The dwellings nearest neighbours are No.28 (to the west) and No.30 (to the east).

Background

Planning permission has been granted for a single and two storey rear extensions which included a loft conversion under ref. 2016/380/FUL: granted 08.02.2017. The consent was implemented prior the permissions expiry date (08.02.2020) as evidenced by an application submitted for approval under the building regulations (ref 19/1555/DEXFP) where commencement of the development took place in September 2019. Construction works halted during the early part of 2020 and as such the full extent of the works approved under application 2016/380/FUL have not been completed.

Proposal Description

This application seeks planning permission to extend the rear gable over the single storey element of the extension approved under application 2016/380/FUL. If granted permission, this application would increase the size of the bedrooms on the first and second floor. In order to facilitate the loft conversion approved under ref 2016/380/FUL, it is proposed to raise the ridge line serving the existing roof of the property by 300mm.

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

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

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Others

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

Relevant Planning History

2016/380/FUL	Erection of single and two storey rear extensions with conversion of loft space	Approved	08.02.2017
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Public Consultation Response

2 letters have been received in objection to the application.
Comments received are summarised below:

- o Overdevelopment of the site
- o Proposal would be overbearing
- o Loss of light to neighbouring dwellings

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

Planning applications for extensions and alterations to dwellings are expected to be of high-quality design that reflect or complement the character and appearance of the local area. Guidance contained within the Councils SPD 'High Quality Design' is expected to be incorporated within development proposals.

The proposed gable extension is proposed to extend out above the single storey extension approved under application 2016/380/FUL to a depth of 4 metres. Materials to be used would match those of the existing dwelling.

The proposed upper floor extensions to the rear, although significant in size, do in this case comply with the 45 degree line guidance at set out within the Councils Design SPD.

Although such compliance is a key consideration in assessing overshadowing and potential loss of light, all applications for planning permission must be assessed on their individual merits. In this case, the host dwellings rear garden faces due north, as do the rear gardens serving numbers 28 and 30 Lineholt Close who object to the application. The orientation of the three dwellings in question would ensure that an overshadowing impact arising from the proposed development works would be minimal and not material in planning terms.

Similarly, your officers are satisfied that an overbearing impact would not occur. In arriving at this conclusion, your officers have taken into consideration the fact that main habitable rooms serving No.28 Lineholt Close are situated away from the shared

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boundary with No.29 due to the presence of a garage, and to the east, No.30 Lineholt Close is set back slightly further (to the north) than the host property.

For these reasons, your officers are satisfied that the amenities enjoyed by the occupiers of nearby dwellings would not be prejudiced, taking into consideration matters pertaining to loss of outlook, loss of light and loss of privacy.

The proposed development is therefore considered to comply with the provisions of the development plan and would constitute a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

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 permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Existing & proposed plans and elevations: Drawing No. 3069-010D

Reason: For the avoidance of doubt and 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

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

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

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