



Planning Committee

Wed 9 Sep
2020
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

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a
difference*

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If you have any queries on this Agenda please contact

Sarah Sellers

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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/B0AmwMxqaQ0>

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 7th September.**
- 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 7th September.**
- 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, 9th September,
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. 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 Minutes of Planning Committee meeting held on 19th August 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 20/00044/FUL - Church Hill Medical Centre Tanhouse Lane Redditch B98 9AA - Mr and Mrs Ian Young (Pages 5 - 16)

7. Application 20/00400/FUL - Land at Moors Lane Feckenham - Mr R Eost (Pages 17 - 28)

8. Application 20/00591/FUL - 18 Cleobury Close Redditch B97 6TG - Mr Orlin Ball (Pages 29 - 34)

9. Consultation Planning Application - 19/00615/OUT (Bromsgrove District Council matter) - Foxlydiat Hotel Birchfield Road Redditch B98 6PX (Pages 35 - 44)

[Please note that this is a consultation report and there is no public speaking]

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Planning Committee

Wednesday, 19 August 2020

MINUTES

Present:

Councillor Gemma Monaco (Chair), Councillor Salman Akbar (Vice-Chair) and Councillors Tom Baker-Price, Roger Bennett, Michael Chalk, Andrew Fry, Julian Grubb, Bill Hartnett and Mark Shurmer

Officers:

Helena Plant, Amar Hussain, David Edmonds and Pauline Ross

Democratic Services Officer:

Sarah Sellers

9. 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 the registered public speaker on agenda item 6 would not be participating in the meeting.

10. APOLOGIES

Apologies for absence were received from Councillor Jennifer Wheeler. Councillor Mark Shurmer attended as substitute for Councillor Wheeler.

11. DECLARATIONS OF INTEREST

Councillor Michael Chalk declared an Other Disclosable Interest in relation to agenda items 7 and 8, namely that the applicant was known to him as an acquaintance. Councillor Chalk remained in the meeting and participated in the debate and vote on both agenda items.

The legal advisor, Amar Hussain, declared an interest as an officer in relation to agenda item 6, in that the registered public speaker and the applicant were both known to him.

.....
Chair

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12. CONFIRMATION OF THE MINUTES OF THE MEETING OF PLANNING COMMITTEE HELD ON 15TH JULY 2020

RESOLVED that

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

13. UPDATE REPORTS

It was noted that there was no update report.

14. APPLICATION 19/01452/FUL - 57 POPLAR ROAD BATCHLEY REDDITCH B97 6NY - MR MICHAEL PARCHMENT

Change of use from Class A1 retail use to Class A3 Food and Drink Restaurant and Class A5 food take away

Officers outlined the application for the change of use to enable the unit at number 57 which was currently empty to be converted to a restaurant and take away.

Officers had assessed the principle of the change of use to be acceptable in the location and compliant with policy. Officers had also considered whether there would be any unacceptable noise and disturbance to adjacent residential occupiers. It was noted that the works would include the installation of an appropriate ventilation system to allow for odour and noise abatement which would be secured by a condition. As such there was no objection from WRS (Worcestershire Regulatory Services) or any other statutory consultees.

In debating the application Members welcomed the re-use of the unit.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions and informatives set out on pages 14 to 16 of the main agenda

[The legal advisor, Amar Hussain, declared an interest as an officer in relation to agenda item 6, in that the registered public speaker and the applicant were both known to him]

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**15. APPLICATION 20/00520/FUL - 87-89 EVESHAM ROAD
REDDITCH B97 4JX - MRS P DORMER**

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

Officers outlined the application and explained that the applicant was seeking retrospective permission for changes following the cessation of the previous use of the site for a plant hire business.

The hair dressing/beauty and retail uses had required only limited physical changes to the fabric of the building and it was noted that there were existing shop fronts. Officers considered the retail development to be appropriate for the location.

It was noted that the standard preamble wording to the decision had been omitted from the committee report on page 19 and this would need to be included as part of the decision and added into the minutes.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions and informatives set out on pages 19 and 20 of the main agenda

[Councillor Chalk declared an Other Disclosable Interest in relation to this application, namely that he was acquainted with the applicant. Councillor Chalk remained in the meeting and participated in the debate and vote.]

**16. APPLICATION 20/00525/FUL - 85 EVESHAM ROAD REDDITCH
B97 4JX - MRS P DORMER**

Retrospective planning application for conversion of office of previous plant hire business to a single bedroom dwelling

Officers outlined the application for retrospective permission for changes following the cessation of the previous use of the site for a plant hire business.

There had been very little change to the appearance of the former office as a result of the conversion and the plans included 2 parking spaces and an amenity area. Officers had assessed the application as being policy compliant and were recommending approval.

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It was noted that the standard preamble wording to the decision had been omitted from the committee report on page 22 and this would need to be included as part of the decision and added into the minutes.

In response to questions from Members, officers clarified that the conditions were time limited due to the retrospective nature of the application, and that it would be for the applicant to decide on the exact details for the provision of secure cycle storage and electric vehicle charging point.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be granted subject to the conditions and informatives set out on pages 22 and 23 of the main agenda.

[Councillor Chalk declared an Other Disclosable Interest in relation to this application, namely that he was acquainted with the applicant. Councillor Chalk remained in the meeting and participated in the debate and vote.]

The Meeting commenced at 7.00 pm
and closed at 7.41 pm

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Planning Application 20/00044/FUL**Change of use of Former Medical Centre, including first and second floor extensions to 19no residential apartments.****Churchill Medical Centre, Tanhouse Lane, Redditch, Worcestershire, B98 9AA,****Applicant: Mr & Mrs Ian Young
Ward: Church Hill Ward****(see additional papers for site plan)**

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

Site Description

The site accommodates the former medical centre with existing vehicular access and car parking off Tanhouse Lane. The site has been unoccupied for some time and the building (built in the late 70s/early 80s) is falling into some disrepair. The site is located within the Church Hill District Centre as designated in the Borough of Redditch Local Plan No 4. The site also fronts the public transport route (Church Hill Way).

Proposal Description

Proposal involves the change of use of the building from a medical centre to residential accommodation. 19 No. 1 No. bedroom flats are proposed. The current building is two storey fronting onto the bus route and single storey fronting onto Tanhouse Lane. To enable the development, extensions are proposed generally on the single storey element of the building to provide two additional floors. The building as a whole will be remodelled externally with additional facing materials such cladding and render and a modern shallow mono-pitched roof is also proposed to bring the building up to date and to complement the recent redevelopment of the nearby Church Hill Centre.

A small part of the overall site is excluded from this proposal and is likely to be a phase 2 future development of the site.

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

Policy 1: Presumption in favour of Sustainable Development
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy 6: Affordable Housing
Policy 18: Sustainable water Management
Policy 19: Sustainable travel and Accessibility
Policy 20: Transport Requirements for New Development

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Policy 30: Town Centre and Retail Hierarchy
 Policy 33: Use of Upper Floors
 Policy 35: Health of District Centres
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)
 NPPG National Planning Practice Guidance
 Redditch High Quality Design SPD
 Open Space Provision SPD
 Church Hill District Centre SPD
 Affordable Housing Provision SPD
 Planning Obligations for Education Contributions SPD
 Designing for Community Safety SPD
 Worcestershire Local Transport Plan (WLTP)
 Town Centre Strategy
 Worcestershire Waste Core Strategy

Relevant Planning History

1978/551/IDC	Proposed Development Of A Health Centre	05.01.1979
2015/343/OUT	Demolition of former Medical Centre and re-development to accommodate up to 16 residential units.	Application pending

Consultations

Crime Risk Manager

No objection to this application.

Education Authority

The proposal, as submitted, is set out as 19 one bedroomed apartments. It is anticipated that the pupil yield from this development, if approved, will be low and the impact on school places will be minimal. An obligation towards education infrastructure will not be required.

North Worcestershire Water Management

The proposed development site is situated in the catchment of the Church Hill Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. As the site is a brownfield site a SuDS scheme should be provided and can form part of the details to be submitted and approved under the recommended drainage condition.

WRS - Contaminated Land

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Recommend condition and advisory note.

First Midland Red

No comments received.

Highways Redditch

No highway objections to the proposed change of use of former medical centre, including first and second floor extensions to provide 19 no residential apartments. Recommend conditions and IDP Contributions improvements to the local walking and cycling infrastructure i.e. improvements from the development site to the cycle infrastructure linking to the town centre and the industrial zones.

NHS/Medical Infrastructure Consultations

No comments received

NHS Acute Hospitals Worcestershire

Request a contribution to enable the Trust to provide services needed by the occupants of the new homes and the community at large.

Waste Management

The bin store area will need to be re-located to be adjacent to Tanhouse Lane which is where they will be emptied.

Housing Strategy

Object to scheme as there is no provision for affordable housing in this scheme. There would be an expectation of six units on a scheme of this size.

Trees

No objections to the loss of trees on the site for the proposed new development. Would request that suitable mitigation measures be provided for their replacement.

There are a small number of Oak, Field Maple and Hawthorn species already on site and should be retained within the new scheme where possible. Any trees that are retained should be offered full protection under BS5837 2012 regulations.

Ecology

Support the application subject to conditions.

Public Consultation Response

3 letters of support for the scheme as there is a need for housing in the area.

3 letters of objection. Concerns relate to speeding traffic and increase of traffic in the area including crossing the bus route towards Rickyard Lane/ Moon Moat. Concern about the car parking provision for the scheme.

Assessment of Proposal

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Members may recall that an outline application for residential development has been considered at Planning Committee in 2016. The proposal was to demolish the existing building to enable the development of 16 residential units. Members resolved to approve the application subject to a legal mechanism. However, the application is still pending as the S106 Agreement is yet to be signed.

This application seeks to change the use of the existing building and extend it in order to provide 19 No. 1 bedroom flats.

Principle

The site is within the Church Hill District Centre as designated in the Borough of Redditch Local Plan No 4. Policy 30 applies and encourages general retail uses and other development of an appropriate scale and nature that would enhance and promote the existing provision, but also facilitate sustainable development. It is considered that the scheme would enhance the District Centre with the provision of 1 bedroom units in a sustainable location adjacent to public transport facilities and local amenities. The proposal would comply with Policy 30 of Local Plan No.4.

Density of Development

The 2019 NPPF requires local planning authorities and developers to make effective use of land, especially if this would help to meet identified needs for housing where land supply is constrained. Section 11 of the NPPF emphasises the importance of making effective use of land, and with respect to density, Para 123 states 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.*"

Policy 5 of the Local Plan No. 4 requires a general density of 70 dwellings per hectare within the District Centres. The site as a whole measures approximately 0.25 hectare in area, although there would be residual land for a phase 2 scheme, it is likely that the scheme would generate a density of exceeding 76dph. Therefore, the density of the scheme would be acceptable in this District Centre location, and complies with Policy 5 of Local Plan No.4.

Layout and appearance

The scheme is utilising the footprint of the existing building and therefore the distances between the building as extended and neighbouring properties would remain the same. The spacing between the proposed flats and existing flats of Knowle Close would be 24m minimum.

The design of the building is attractive and would consist of existing brickwork with the introduction of render and cladding and be finished with a shallow mono pitched roof. The aesthetics of the scheme will complement the surrounding housing in the area and recently re-developed Church Hill Centre.

Highway matters

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The site is located in a residential and sustainable location off an unclassified road, the site benefits from an existing vehicular access with good visibility in both directions. An existing pedestrian / cycle route is also available which connects to Church Hill Way. The proposed development has excellent access to a high frequency bus service that operates 7 days a week along Church Hill Way. The site is located within walking distance of amenities, bus route and bus stops which are located approx. 80m.

In accordance with Streetscape Design Guide it is recommended 19 car parking be provided on site. A revised plan has been submitted showing this provision.

Section 9 of the NPPF requires that "*significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help reduce congestion and emissions, and improve air quality and public health.*" It is considered that the application site does offer some choice of transport modes given its adjacent to a circular bus route that provides a regular public transport service to the Town and its environs. Policy 19 of the Local Plan (Sustainable Travel and Accessibility) focuses on the need to reduce private car use and increase the use of public transport. County Highways raise no objection to the scheme, and recommend conditions and financial contributions.

Sustainability

As mentioned above, the application site is adjacent to a public transport route that enables regular bus services to the Town and wider area. The proposed development therefore benefits from the NPPF's "presumption in favour of sustainable development" and also complies with the NPPF's objective of significantly boosting the supply of housing. In addition, the scheme meets the NPPF's requirement to make "effective use" of under-utilised land in a relatively sustainable location.

Members will be aware that the Council cannot demonstrate a 5 year supply of housing land within the Borough. Para. 11 of the NPPF says that in such circumstances relevant policies for the supply of housing should not be considered up-to-date. The so called tilted balance as advocated by the NPPF is engaged and the presumption in favour of sustainable development, as set out in the NPPF applies. Where relevant policies are out of date Para. 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Therefore, 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.

Landscape

In order to enable the development, some vegetation and trees will need to be removed to facilitate the parking area. The Arboricultural Officer does not object to the removal of the trees concerned but requests some replacement tree planting. A landscaping scheme is proposed to be imposed as a condition to provide some mitigation planting for the scheme.

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Drainage

NWWM do not raise any objections to the application and recommend the imposition of a drainage condition.

Residential Amenity Considerations

3 objection letters have been submitted mainly raising concerns in respect to traffic and car parking. As mentioned above adequate car parking would be provided for the scheme and County Highways raise no objections to the proposal.

Planning obligations

Contributions are required for the scale of the development proposed. This would be sought via a planning obligation and cover the following matters:

Open Space

Contributions towards off site open space provision due to increased demand from future residents, is required in compliance with the SPD. In this case, a contribution to improvements of the play area at the top of Heronfield Close and approach pathway and access route to the play area in addition to the upgrade of the local kickabout pitches in Petton Close, Costers Lane and The Mayfields.

Bins and Waste Management

Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy.

Town Centre Enhancements

Contributions towards Town Centre Enhancements within Market Place/Church Green specifically towards improved lighting / street furniture including bins and benches in accordance with the Town Centre Strategy.

Affordable Housing

Borough of Redditch Local Plan No.4 Policy 6 requires the provision of 30% affordable housing on sites of 11 or more dwellings, incorporating a mix of tenure types. Due to the number of units proposed, a total of 6 units would be required. However, following on from the submission of a Viability Statement from the applicant, the Council's Viability Advisor agrees with the arguments put forward that if the affordable housing were to be provided as part of the development, the scheme would be unviable. Therefore, on this occasion, affordable housing will not form part of the Heads of Terms of the planning obligation for this application.

Infrastructure Delivery Plan (Highways)

A financial contribution is sought to be used towards improvement to local walking and cycling infrastructure.

NHS – Worcestershire Acute Hospitals NHS Trust (WAHT)

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Worcestershire Acute Hospitals NHS Trust has requested a contribution to enable the body to provide services needed by the occupants of the new homes and the community at large.

The Trust has made representations in relation to this application. It is considered that the request made by WAHT is compliant with guidance in the NPPG, the three tests in Regulation 122 of Community Infrastructure Levy Regulations and paragraph 56 of the NPPF (2019).

Legal advice is currently being sought having regard to the calculation method and as such the final sum is to be delegated to the head of Planning and Regeneration Services until this matter has been concluded.

County Education have confirmed that as the scheme comprises of 1 bedroom accommodation, the County will not be seeking a contribution on this occasion.

The applicant is agreeable to the above Heads of Terms.

Monitoring

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.

Other matters

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

Conclusion

The proposal would provide much needed housing in this area of the Borough. The scheme would enable the opportunity to upgrade the existing building that is currently in a poor condition, to provide a scheme that would complement the recently redeveloped Church Hill Centre. As such the scheme is considered to be acceptable in accordance with policies in Local Plan No. 4. The location of the site to public transport links and local amenities means the site is ideally located for residential development, and benefits from the NPPF's presumption in favour of sustainable development.

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 suitable legal mechanism ensuring that:**

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1. Contributions are paid to the Borough Council in respect to off site open space and equipped play and sport provision in accordance with the Council's adopted SPD.
2. Contributions are paid to 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 Town Centre enhancement in accordance with the Town Centre Strategy.
4. Contribution to be paid to the 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 Services (subject to verifying any deductions based on services already provided by the WAHT).
5. Contribution to be paid to County Highways to be used towards improvement to local walking and cycling infrastructure, Community transport and footway improvements.
6. A Section106 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) Conditions and informatives as summarised 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) The development hereby approved shall be carried out in accordance with plans and drawings (to be defined)

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

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

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

- 4) No works or development shall take place above foundation level until complete details for scheme for surface water drainage have 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 treatment. This scheme should be indicated on a drainage plan and 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.

- 5) The applicant is advised to consider incorporating matching gas protection measures within the foundations of the proposed extensions, 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.

REASON ;To ensure that the risks to buildings and their occupants from landfill sites are adequately addressed.

- 6) No demolition, site clearance or development shall take place until all trees and hedges and their root protection areas (RPA) to be retained on the site and around the boundaries of the site must be protected during clearance and construction phase in accordance with British Standard BS:5837 2012, and shall remain in situ for the duration of the development.

Reason:-To ensure the protection of trees and hedgerows in the interests of visual amenity.

- 7) No development above foundation level of the scheme hereby approved shall take place until all hard and soft landscaping details have been submitted to and agreed by the Local Planning Authority. The approved 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.

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- 8) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - Details of site operative parking areas, material storage areas and the location of site operatives facilities;
 - Hours of work during construction.
 - Proposals to minimise dust from construction.
 - Construction noise suppression.
 - Provision of boundary hoarding and lighting.

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. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the local planning authority.

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

- 9) 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.

- 10) The Development hereby permitted shall not be first occupied until 3 of the car parking spaces have been fitted with electric vehicle charging points. 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.

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

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

- 12) The Development hereby approved shall not be occupied or be brought into use until the parking and turning facilities have been provided as shown on drawing No. (to be defined).

Reason: To ensure conformity with submitted details.

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

Reason: To reduce vehicle movements and promote sustainable access.

- 14) Prior to commencement of development a Mitigation Method Statement (MMS) shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the Bat Low Level Impact License Ecologist overseeing the works and a description of the mitigation including locations of compensation bat boxes.

Reason: To ensure the Local Planning Authority's duty to conserve biodiversity under section 40 of NERC Act (2006).

- 15) Prior to commencement of development a biodiversity strategy for the site should be submitted to and approved in writing by the local planning authority and shall include general precautionary measures (RAMs) and proposals for on site biodiversity enhancements. Reasonable Avoidance Measures (RAMs) should be implemented as follows:

- i) A Reasonable Avoidance Measures (RAMs) method statement should be prepared and implemented to facilitate pre demolition/ construction checks for reptiles, amphibians, bat species and small mammals.
- ii) A Reasonable Avoidance Measures (RAMs) statement should be prepared and implemented in relation to badgers during demolition and construction.
- iii) A Reasonable Avoidance Measures (RAMs) method statement should be prepared and implemented in relation to breeding birds prior to demolition and construction i.e. removal of trees, buildings and hedgerows.

Biodiversity enhancements shall include measures to increase the value of habitats on site for wildlife species likely or known to occur nearby. Such measures shall include, at least one bat brick for each new house (similar in specification to the bat bricks produced by Habitat), at least one bird box per house, wildflower seeding in public areas and retention or replacement and maintenance of an east-west hedgerow on site.

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Reason: To ensure the Local Planning Authority's duty to conserve biodiversity under section 40 of NERC Act (2006).

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:

- o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

- 2) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.
- 3) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
- 4) As with any change of use from office/commercial to residential (Worcester Regulatory Services) WRS advise that consideration is given to the presence of asbestos containing materials (ACMs) in the office building(s) and any ACMs removed during alterations should be disposed of appropriately such that the development site may not be considered contaminated land under Part 2A at a later date. Appropriate asbestos surveys prior to demolition and/or alterations and handling of ACMs during works should be undertaken by competent and qualified professionals with experience of surveying and handling ACMs in accordance with the Control of Asbestos Regulations 2012.

Procedural matters

This application is being reported to the Planning Committee because the application is for major development and requires a S106 Agreement, and there have been more than two objections to the application. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 20/00400/FUL

Conversion of barn (kennels) into a 3-bed residential dwelling including partial demolition and associated works**Land At, Moors Lane, Feckenham, Worcestershire****Applicant: Mr R Eost**
Ward: Astwood Bank and Feckenham Ward**(see additional papers for site plan)**

The case officer of this application is Mr Paul Lester, Planning Officer (DM), who can be contacted on Tel: 01527 881323 Email: paul.lester@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises a single-storey barn (now hunt hound kennels), dog pens with hardstanding and a larger pole frame agricultural/storage barn accessed via Moor Lane, a single-track lane leading from the B4090 Alcester Road. The site is located approximately 0.5kms southeast of the village of Feckenham.

Proposal Description

This full application seeks planning permission for the conversion of an existing barn (in use as hunt kennels) into a residential property with 3 bedrooms, family bathroom, open plan kitchen/diner and lounge.

The proposed works to convert the barn comprise of the following:

- Demolition of dilapidated lean-to extensions;
- Retain the existing timber frames and purlins and blockwork;
- Remove the roof sheeting and replace with a lightweight insulated panel and suspended ceiling;
- Line the walls with insulation and an inner lining supported by the existing structure, closed to the floor;
- Overlay the concrete floor with a damp proof membrane, insulation and screed; and

The proposal also involves the creation of a domestic curtilage using existing hardstanding and associated landscaping works.

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

Policy 1: Presumption in Favour of Sustainable Development

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Policy 2: Settlement Hierarchy
Policy 5: Effective and Efficient Use of Land
Policy 9: Open Countryside
Policy 15: Climate Change
Policy 16: Natural Environment
Policy 17: Flood Risk Management
Policy 18: Sustainable Water Management
Policy 20: Transport Requirements for New Development
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

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

Relevant Planning History

No relevant planning history

Consultations

Feckenham Parish Council

The Parish Council objects to this application because of concerns with the access via Moors Lane, which is an unadopted road in very poor condition. Extra traffic to and from the new dwelling will make these concerns worse. There are also additional safety issues related to the junction of Moors Lane with the B4090, as vehicles often travel too fast on the main road and with the overgrowth of hedges which restrict vision, there will be an increased risk of accidents from vehicles travelling to and from the new dwelling. The proposed build quality of the conversion also seems to be poor and is not in keeping with nearby housing.

North Worcestershire Water Management

The proposed development site is situated in the catchment of Brandon Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding is indicated as low based on the EA's flood mapping. We do not feel a drainage condition is required.

WRS - Contaminated Land

WRS have no adverse comments to make on this application.

Highways Redditch

I am unable to support the proposed development conversion of barn (kennels) into a 3-bed residential dwelling including partial demolition and associated works of single storey dwelling due to its unsustainable location.

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The proposed development is in a rural and unsustainable location off an unclassified road, the site benefits from an existing vehicular access with acceptable vehicular visibility. Moors Lane does not benefit from footpaths, street lighting or parking restrictions in the vicinity. The site is not located within walking distance of amenities or a bus route / stop.

The lack of adequate footway provision and street lighting to the bus stop will deter journeys on foot particularly in times of darkness and adverse weather conditions. Moors Lane consists of a narrow carriageway with thin grass verges located on either side of the carriageway. These factors are unlikely to encourage cycling to services and facilities. Due to the above factors the trips would become car-based trips which would be unacceptable.

In addition, this route would not be suitable for vulnerable users such as families with young children or those with disabilities and it would not be suitable as a daily commuter route.

Cllr Clayton

No Comments Received

Cllr Warhurst

No Comments Received

Worcestershire County Council Countryside Service (PROW)

The development should have no significant detrimental effect on the public right of way providing the obligations mentioned in my previous letter are adhered to.

Arboricultural Officer

No objection subject to various tree protection conditions.

Public Consultation Response

2 representations have been received supporting the proposal and which are summarised as follows:

- Improve the appearance of the site
- Generate less traffic to the site than the existing kennels use

1 representation has been received in objection for the following reasons:

- Impact on Moors Lane
- Increase the number of conversions in the area, of which some have be unsympathetically converted.

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Assessment of Proposal

Principle of Development

The application site lies within the Open Countryside where Policy 9 of the Borough of Redditch Local Plan no. 4 (BoRLP 4) restricts development to a closed list of exceptions which includes an acceptable, sustainable reuse of a rural building of a substantial and permanent construction and where it is capable of reuse without major or complete reconstruction (9.2(iv)). A structural survey has been provided with the application, which concludes that the building is in a reasonable condition and has the capability of conversion without substantial rebuilt. However, consideration with regards to whether the reuse of the building would result in sustainable development still needs to be given.

Policy 2 of the BoRLP 4 provides a settlement hierarchy for development within Redditch in order to make it clear how settlements should be developed sustainably. The proposal site falls outside of the three areas listed within the hierarchy. Therefore paragraph 2.3 of the policy applies, which states development in this location should only provide for locally identified development needs.

However, it must be acknowledged that the Council cannot currently demonstrate a 5 year housing land supply (5YHLS). The 5YHLS at 1 April 2019 was calculated to be 3.29 years. In view of this and having regard to the presumption in favour outlined in paragraph 11 of the National Planning Policy Framework (NPPF), the lack of a 5YHLS would mean that paragraph 11(d)(ii) is engaged and planning permission should be granted unless any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF states that there are three overarching, interdependent objectives to achieving sustainable development which are an economic, social and environmental objective. The planning merits of the application have therefore been considered having regard to these three main objectives.

Sustainable location

The proposal site falls outside of the three areas listed within the Policy 2 Settlement Hierarchy and therefore paragraph 2.3 of the policy applies, which states that states development in this location should only provide for locally identified development needs.

The NPPF sets out that housing should be located where it will enhance or maintain the vitality of rural communities, and isolated homes should be avoided. In this instance, the existing barn is in an isolated location, as although there are other residential dwellings along Moors Lane these are situated over 150 metres from the site.

It is also noted that the site is located outside of an identified settlement, on a narrow road which is unlit and has no pavements. The nearest public transport is not within

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walking distance. It is therefore likely that the future occupiers of the proposed dwelling would be reliant on private car. The Highway Authority have raised objection to this proposal as they consider that the proposed dwellings would be in an unsustainable location.

Paragraph 79 of the NPPF does however set out that there are some exceptions to allow isolated homes in the countryside, which are:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling;
- or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

The word 'isolated' is not defined within the NPPF. However, in a High Court judgement (Braintree District Council v Secretary of State for Communities and Local Government, Grey read Limited and Granville Developments Ltd, 2017), it was clarified that 'isolated' should be given its ordinary dictionary meaning of 'far away from other places, buildings or people; remote'. The matter was then further considered by the Court of Appeal in 2018 who considered that "isolated" means physically separated from a dwelling or village.

The site is located within land designated as countryside surrounded by fields with surrounding scattered farmsteads and dwellings. Therefore, whilst the site is not remote from other built forms it is physically separate from the nearest village, settlement or community.

In this case the proposed development would secure a future viable use for the re-use of a redundant/disused building. With the associated demolition, removal of dilapidated buildings, removal of hardstanding/kennel runs, removal of portacabin/shipping container stationed on site, the visual enhancement of the conversion works and the removal of noise pollution caused by the kennels, it is considered that all these elements would enhance its immediate setting. It is therefore considered that although the proposed dwelling would be in an unsustainable and isolated countryside location, the proposed development would meet one of the exceptions and is therefore acceptable.

With regard to the current operational status of the building, officers accept that it may still be currently in use (most recently in mid July). However, there is no reason to challenge

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the agent's statement that the building is now surplus to their clients requirements. If this leads to the building and associated operational development within the site being redundant, then there is no reason why the housing exceptions advice provided within Paragraph 79 of the NPPF should not weigh in the planning balance.

Character and Appearance

Paragraph 127 of the NPPF states that decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and have appropriate and effective landscaping, are sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Having regard to the design and appearance of new development, policies 39 and 40 of the Borough of Redditch Local Plan no. 4 (BoRLP 4) require development to contribute positively to the local character of the area and be of a high quality design. The Council's High Quality Design SPD states that a well-designed conversion should retain the original, utilitarian character of the building (paragraph 5.1).

The site although partially visible from Moor Lane, itself a bridleway, is not prominent in views from other footpaths or public vantage points. The site although in a rural setting does not form part of any landscape designation.

The site is by its very nature as a hunt hound kennels which are relatively run down with a mix of buildings/structures on site. In addition, a storage container visible from Moor Lane has been present on site for in excess of 10 years.

The proposed conversion would see a reduction in built form and the removal of some dilapidated structures together with mesh style dog runs. The existing barn is to be converted in a simple and sympathetic manner, like those of Class Q conversions, and using timber and glazing retain a largely rural, agricultural appearance, albeit a more modern appearance compared to a traditional brick barn conversion. The proposal would also re use a brownfield site (kennels) which is in accordance with Policy 5 of the Local Plan.

The objections to the build quality of the conversion being poor and not in keeping with nearby housing are noted. Firstly, a materials condition can be added to any permission to ensure the quality of the conversion and materials used. It is also worth noting there has been no uniform approach to design taken with previous barn conversions and the design guidance does not preclude the use of contemporary or modern solutions which respond positively to their context. By virtue of the form, scale and materials, the use of a modern conversion design in this case would integrate with and enhance the context rather than stand out as jarring or incongruous.

The proposal also includes the creation of an area of amenity space. Although a condition could be attached to any future planning permission to restrict the construction of

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outbuildings, the change of use of this land would inevitably result in a more domestic appearance to this area in view of the likelihood of future occupiers erecting domestic paraphernalia such as washing lines and garden equipment. Notwithstanding this it is noted that this area of land lies at a significant distance from the main road (Alcester Road) and would not be readily viewed from the nearby PRow due to the buildings location and is also screened somewhat by existing trees. On the basis of this, the domestic use of this land would only result in limited harm to the rural appearance of the area.

Highways

It is noted above the County Highways have raised an objection regarding the sustainability of the site, that issue has been discussed above. The proposal will provide sufficient parking and turns areas and an electric vehicle charging point has been added to the proposal and therefore it is considered acceptable in that regard.

The Parish Council have raised an objection to this application relating to highway safety and the intensification of the use of the existing access onto a main, busy road. However, the Highways Officer has not put forward concerns in relation to the use of this access (on Alcester Road) and this is therefore considered acceptable. It is also noted that the existing is a hunt kennel which will generate traffic movement along Moors Lane. Therefore it is not considered that a residential use would have a greater impact on Moors Lane.

The definitive line of Feckenham bridleways FH-671 and FH-670 run along the access track to the application site, and bridleway FH-680 crosses the site. The Public Right of Way Officer has also commented on the application and has raised no objections provided that the applicant adheres to a number of obligations and ensures that they have lawful authority to use the Public Right of Way for vehicular access. The lawful use of the Public Right of Way would fall outside the scope of this planning application. The applicant has also shown a dedicated Bridleway route to be created separate from that of any vehicular access leading to the proposal. This would be a further enhancement in favour of the application and for users of the Bridleway.

Neighbouring amenity

Having regard to the location of the building and the significant distances to the nearest residential properties, there would not be any significant impacts in terms of loss of light, outlook or privacy.

Ecology

The applicant has not submitted an ecological survey. They indicate that the barn, despite being in a rural area, is currently in use as kennels for hunt hounds and therefore together with the nature of the roof covering (metal sheeting) it is considered unsuitable for use by local ecology/protected species, especially birds and bats.

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Following a site visit, it is considered that the buildings do not offer a suitable habitat for protected species, with no features that would make suitable sites for bat roosts and there was no evidence of nesting birds. On that basis I agree with the agent that there is no reasonable likelihood of other protected species being present or affected by the proposal.

I conclude, therefore, that it is unlikely that the proposal would result in loss or harm to protected species and would comply with guidance in the NPPF as well as of the Local Plan subject to a condition to enhance biodiversity through the conversion of the building.

Trees

The tree officer has no objection to the proposal. The site is clear of any vegetation other than a mature oak tree in the western hedge row of the site this will not affect the development. The Tree officer does envisage that it will require some maintenance to it (removal of deadwood). There is another mature Oak which is adjacent to the site appears to be in the grounds of adjacent property, The Paddocks. This tree does have a low canopy touching the roof of the existing building so this will require pruning to lift/reduce from proposed development.

Contaminated Land

Worcestershire Regulatory Services have reviewed the proposal and have raised no adverse comments.

Drainage

There are no known flood risks in the immediate vicinity of the application site, although the proposal may result in additional surface run off, Building Regulations require that adequate provision is made for this, and therefore North Worcestershire Water Management do not consider it necessary for a planning condition in relation to this to be attached to a future planning permission.

Planning Balance and Conclusion

The proposal would comprise the reuse of a barn (kennels) into a 3-bed residential dwelling which is in the open countryside area of Redditch, outside of a settlement that is defined by Policy 2 of the BoRLP4 to be suitable for new housing. Furthermore, whilst Policy 9 of the BoRLP4 states that the reuse of a permanent and substantial building may be acceptable in this location, this is contingent on the use being sustainable. Notwithstanding this, paragraph 11(d)(ii) and footnote 7 of the NPPF together state that for applications providing housing, where the Local Planning Authority cannot demonstrate a 5YHLS, planning permission should be granted unless any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

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In this case, the proposal is considered to be appropriate conversion in the countryside. The proposed dwelling would however be considered to be in an isolated and unsustainable location for housing. Although, the development would re-use redundant or disused buildings and would enhance their immediate setting, both of which are exceptions to the development of isolated homes in the countryside as set out in para. 79 of the NPPF.

It is also noted that the proposal would create one additional dwelling and therefore add to the housing stock in the Borough, which would also generate some employment opportunities in the area through its conversion and any future occupiers would support local services within Feckenham.

Overall it is considered in this case that the benefits of the proposal would outweigh the environmental harm that the proposal would have in terms of its location. As such the proposal is considered to be acceptable.

RECOMMENDATION:

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

Conditions:

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

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

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

Location Plan 01
Existing and Proposed Block Plans 02A
Existing and Proposed Plans & Elevations 04
Composite Elevations Existing on Proposed 06

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

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

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

- 4) The existing structures shown on Composite Elevations - Existing on Proposed 06 shall be demolished and all resultant materials removed from the site within 3 months of the date when the dwelling is first occupied or within such other time as may be stipulated in writing by the local planning authority.

Reason: In order to secure a well-planned development and to ensure the enhancement of the immediate setting.

- 5) The shipping container/portacabin identified to be removed from the site shall be removed within 3 months of the date when the dwelling is first occupied or within such other time as may be stipulated in writing by the local planning authority.

Reason: In order to secure a well-planned development and to ensure the enhancement of the immediate setting.

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

Reason: To encourage sustainable travel and healthy communities.

- 7) The development hereby approved shall not be occupied or be brought into use until the proposed access, parking and turning facilities have been provided as shown on drawing Existing and Proposed Block Plans 02A.

Reason: To ensure conformity with submitted details.

- 8) No trees or hedges on the application site, or the branches or roots of trees growing onto the site from adjacent land, shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority.

Reason: To safeguard the visual amenities of the area.

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

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

- 10) No works of any kind shall be permitted within or through the Root Protection Areas of trees or hedges on and adjacent to the application site without the prior specific written permission of the Local Planning Authority. This specifically includes any works such as changes in ground levels, installation of equipment or utility services, the passage or use of machinery, the storage, burning or disposal of materials or waste or the washing out of concrete mixing plants or fuel tanks.

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

- 11) Any excavations within the root protection areas must be carried out by hand and in accordance with BS5837:2012.

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

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

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

- 13) Prior to above ground works a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting feature(s) and or nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- ii. Materials and construction to ensure long lifespan of the feature/measure

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- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed and made available.

Reason: To provide net gains for biodiversity.

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

Reason: To ensure the Local Planning Authority retains control over any future development as specified in the condition in order to maintain the scale, appearance and character of the development and to safeguard visual amenities in accordance with Policy 40 of the Borough of Redditch Local Plan No.4 and the Redditch High Quality Design SPD.

Procedural matters

This application is being reported to the Planning Committee because the application has resulted in a formal objection being received (and has not been resolved through Officer negotiation) from a statutory consultee.

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Planning Application 20/00591/FUL**First floor extension above existing side garage****18 Cleobury Close, Redditch, Worcestershire, B97 6TG.****Applicant: Mr Orlin Ball**
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 within a late 20th century housing area close to northern edge of Redditch and approximately 1.5 kms from the western edge of Redditch Town Centre. The property is one half of a pair of two storey semi-detached houses and facing the end of one of the cul-de-sacs of Cleobury Close. It has a gable ended design with single garage set back behind the building line and providing an 8 metre long driveway. It existing house has 3 first floor habitable rooms, with two labelled as bedrooms and the smallest labelled as 'study'.

Proposal Description

The proposed first floor extension above the garage would have an asymmetrical roof with a ridge at right angles to, and set down 1.5 metres below, the ridge of the main house. The proposed design involves a front facing dormer window set within a relatively short steeply pitched roof and a relatively long and shallow rear pitched roof plane with fully two storeys to the rear. The proposed materials would include matching brick walls and tiled roof. The proposed first floor plan illustrates 3 bedrooms with the smallest labelled as a study/office.

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

Policy 20: Road Hierarchy

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

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NPPF National Planning Policy Framework (2019)

Consultations**Cllr Monaco**

No Comments Received To Date

Cllr Hill

No Comments Received To Date

Cllr Nazir

No Comments Received To Date

Highways Redditch

Worcestershire County Council (WCC) Highway Authority has no objections, subject to conditions. The reasoned justification these conclusions are provided below:

The existing dwelling is located in a residential location off an unclassified road and the site benefits from an existing vehicular access with acceptable visibility. The dwelling at present consists of 2 car parking spaces comprising of a single garage and one drive parking space. WCC consider that the application involves an increase from a 2 bed to a 3 bed dwelling and that therefore the application does not affect the existing car parking arrangements. A recent site visit confirmed that highway parking does occur in the vicinity; however, the increase of one bedroom in this instance would not have a severe impact on the highway. Therefore, the existing parking is acceptable in this instance, since the garage is to be retained, previously garages were counted towards the car parking allocation. It was noted in previous drawings submitted that the dwelling was being shown as a 3 bed and the revised plans submitted now show this property as a 2 bed. Also, the highway authority note that the applicant had indicated that a 2nd car parking space could be provided but also notes that the applicant now accepts that the proposed car parking space would be of substandard dimensions and that it is withdrawn from the application package

WCC suggested conditions related to the need to conformity with the submitted details as shown on drawing OB 008 Issue 1. Informatives are also necessary regarding the alteration of highway to provide new or amended vehicle crossover

Public Consultation Response

The occupants of neighbouring properties were notified on 13th July 2020 with a reply date of 3rd August. No comments have been received.

Assessment of Proposal

Whether it is good design which harmonises with the character and appearance

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Policies 39 and 40 of the Borough of Redditch Local Plan no.4 (BoRLP) states that all developments should contribute positively to the local character of the area. In terms of the positioning, scale and materials of the proposal, officers consider this reflects the host dwelling and the character of the area. Whilst the design of the proposed roof is different to the dwelling, because of its subordinate position and scale it would complement the host dwelling and the area in which it is set. Therefore it is reasonably in accordance with these policies in the BoRLP.

In terms of the guidance within the Borough of Redditch High Quality Design Guide Supplementary Planning Document (SPD), section 3.3 indicates, amongst other things, that side extensions ought to be subordinate and proportionate in scale and prominence compared with the main dwelling. The proposed extension comfortably achieves this by a substantial set down for the ridge line and the first floor of above the garage would be set back. Whilst the proposed roof type and angle of pitch does not closely match the dwelling, in accordance with paragraph 3.1.9, it is adequately mitigated by the proposed recessed siting and proportionate scale.

Effect on living conditions of the occupants of adjacent properties

In terms of sunlight and daylight and overshadowing the creation of the first floor extension would not infringe the 45 degree guideline in respect of the rear elevation of the nearest adjoining property – no. 19 Cleobury Close. The alignment of application dwelling with no. 19 Cleobury Close, to the south east, is staggered such that the proposed first floor above the garage, situated to the north west, would cause some increased shadow to the adjacent conservatory at no. 19. However, given the north easterly orientation of the rear of no. 19, the conservatory is already partly overshadowed by both the house at no. 19 and the existing application property at no.18. Therefore the reduction of light to the conservatory and the adjoining room is likely to be limited to late afternoon sunshine. Therefore it is acceptable in terms of light and overshadowing.

There would no significant impact in terms of privacy from the creation of additional window at first floor level by reason of distance to curtilage boundaries and the staggered alignment of the rear elevations of no's 18 and 19. The proposed extension would face the blank side gable end of no 7 Aldermans Lane, the property opposite to the rear, and as such it would comply with distance separation guidelines in paragraph 4.2.31 which only apply where there are directly facing windows. Also, there would not be a significant loss of outlook from the neighbouring properties

It is noteworthy that there are no objections from the occupants of neighbouring properties,

Therefore, the proposed development would be in accordance with the High Quality Design SPD which is anchored into the development plan through Policy 40.2.viii) of BoRLP.

Effect on Highway Safety

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It is noteworthy that the County Highway Authority consider that the existing on-site parking provision is adequate, based on the conclusion that the resultant dwelling would remain as a 3 bedroom unit and therefore within the parking guidelines of the Worcestershire County Councils Streetscape Design Guide. Moreover they consider it would not exacerbate the competitive on street parking provision. However their suggested condition requiring the provision of a floor plan layout involving the retention of the proposed first floor habitable room as a study rather than a bedroom, is considered to be invalid. This is because it is already a small room and it would be onerous and unreasonable to seek to control its use in perpetuity. Nevertheless it is appropriate to give considerable weight to the WCC's reasoning as the specialist in highway safety matters. Therefore, it is appropriate to conclude that the proposed development would be in accordance with these policy 20.1iii) of BoRLP.

RECOMMENDATION:

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

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

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

2. The development hereby approved shall be carried out in accordance with the following plans and drawings: Drawing numbers:
 - 0B004 – Proposed Side Elevation
 - 0B005 – Proposed Front Elevation
 - 0B007 – Proposed Rear Elevation
 - 0B008 – Existing and Proposed Floor Plan

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

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

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan. 3)

Informatives

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- 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.
- 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.
- In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority in liaison with WCC has helped the applicant resolve technical issues such as:
 - Ascertaining the existing and proposed bedrooms
 - Assessing the scope of increasing the off street parking by the provision of a further within curtilage parking space
 - Interpreting the WCC Streetscape Design Guide regarding whether existing garages can count as a parking spaceThe proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Procedural matters

This application is being reported to the Planning Committee because the applicant is a relative of an employee of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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**PLANNING
COMMITTEE**9th September 2020**Planning Application
Consultation
Response****19/00615/OUT (Bromsgrove Planning Application
Number)**

Application for outline planning permission with all matters reserved, apart from details in relation to access, layout and scale for the partial demolition of the building and former walled garden on site and the conversion of the remaining pub building into 12no. apartments alongside the erection of 38no. dwellings, children's play areas, landscaping and circulation space (AMENDED DESCRIPTION).

Foxlydiate Hotel, Birchfield Road, Redditch, Worcestershire. B97 6PX

**Applicant: Whitbread PLC Ltd
Ward: Closest Redditch Wards; West and Batchley and Brockhill.**

(see additional papers for site plan)

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

Redditch Borough Council has been invited to comment by Bromsgrove District Council upon a revised form of development associated with the above application. The Planning Application will be considered by Bromsgrove Planning Committee in due course and this response will inform their decision making.

RECOMMENDATION:

That the Officer appraisal (attached at Appendix 1 and as summarised below) be endorsed by Members;

1. That the principle of housing on the site accords with both the BDP and BORLP4.
2. That Redditch Borough Council welcomes the element of conservation and conversion proposed through the revised scheme. It will be for the determining authority in consultation with the Conservation Officer to determine if this level of conversion is adequate.
3. That it is unclear if the site will allow for connectivity (vehicular, pedestrian or cycle) to the wider Foxlydiate site. If it is not the intention to allow for such RBC would not support this application.

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Background

Bromsgrove District Council received in May 2019 a Planning Application for the Foxlydiate Hotel site (Application number 19/00615/OUT). The site is on the edge of Redditch but lies in the administrative area of Bromsgrove. The planning application will be determined by Bromsgrove District Council.

As originally submitted the Outline Application sought to establish the principle for the demolition of the existing building on site and the erection of up to 46 houses and 24 apartments, a children's play area, landscaping and circulation space.

A consultation report was brought to Redditch Planning Committee for consideration on 17th July 2019. At that meeting members supported the principle of housing on the site. However, the application would have resulted in the loss of a non-designated heritage asset and a community facility, the loss of which did not appear to have been fully justified. Whilst the provision of housing was welcomed, the demolition element of the scheme however was not supported by Redditch Borough Council. These views were subsequently reported back to Bromsgrove District Council.

Since that time amendments have been made to the proposal, most recently in March 2020. These amendments include; the retention of the existing pubic house building (following the removal of the hotel extension to the rear) with its conversion to provide 12 apartments with associated amenity and parking. The revised proposal does not include the retention of the walled garden. Tree retention across the site has been facilitated; especially category 'A' trees. Two areas of public open space are provided alongside a children's play area. A total of 38 new residential units of two storey form are proposed. Vehicular access will be via existing points which will be modified and join to a shared surface home zone area in the south west corner.

The purpose of this report is to consider Redditch Borough Council's response to this amended planning application.

The Foxlydiate site is designated within the Bromsgrove Local Plan (2011 – 2030) as a housing allocation to meet some of the development needs of Redditch Borough. The Bromsgrove District Plan (BDP) was adopted in January 2017; at this point the Foxlydiate site was removed from the Green Belt and became an allocation for housing development. Policy RCBD1 'Redditch Cross Boundary Development' allocates the whole Foxlydiate site (of which this application site is part of) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

Policy RCBD1 is included in the BDP and as an appendix to the Borough of Redditch Local Plan No.4 2011- 2030 (BORLP4) and states that Redditch needs to deliver 6,400 up to 2030. Around 3,000 dwellings are to be accommodated within Redditch Borough

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and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiate site and as an extension to the existing Brockhill site. Both sites are crucial to enable the delivery of the housing strategy for Redditch over the plan period.

It is essential that the proposed development is in accordance with all of the Policies contained within the BDP, in particular Policy RCBD1 which details the principles that the site must achieve to be sustainable. This policy was jointly prepared with RBC.

It is worth noting at this point that it has been determined that BORLP4 and the BDP are fully in accordance with the policies set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

As stated above it is not the intention of RBC to consider the merits of the application with a view to its determination, however as the site is adjacent to the administrative boundary of Redditch, and falls within an area that is designated to meet the housing needs of Redditch; there are some aspects of the application RBC considers the need to comment upon.

RBC considers the building a non-designated heritage asset, this importance has also been acknowledged by BDC (see previous comments submitted by Bromsgrove and Redditch Conservation Officer in relation to this application) that the building is of local importance, and thus would be considered as a candidate for the Bromsgrove Local Heritage List and is being treated as a non-designated heritage asset. The two heritage assets include the pub and hotel building, and the large walled garden which was part of Foxlydiate House. The building as a community and a heritage asset will be considered in turn below.

To deal with the community asset consideration first. RBC feels that the applicant has gone some way to justify the loss of the Public House due to viability reasons. It is considered that the future of a community asset such as this is likely to change with the allocation of a significant housing site in close proximity. RBC recognises that the Public House is a community facility and as such would be considered against Policy BDP12 'Sustainable Communities' of the Bromsgrove District Plan (Adopted January 2017). In particular point c) i) should be carefully considered, as the future prospects of the Public House are likely to be considered favourable in light of the allocation and therefore the viability issues may not be a concern long term. RBC acknowledges the revised planning application includes an updated Marketing Statement (2020) which sets out at page 8 the offers which have been received since the previous application was submitted. The statement sets out that these offers are unviable. It is not for the Redditch Strategic Planning Team to consider the viability of this evidence but would highlight it is for Bromsgrove to consider its robustness in their determination of the application.

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RBC agree the need for housing and considers that if BDC accept the loss of the community asset this should not give automatic rise to the heritage asset being lost. It is acknowledged the revised planning application has explored the opportunity to convert part of Pub building to apartments, this is welcomed. This building is considered by RBC to be an example of a landmark, distinctive historical asset which provides an opportunity for high quality conversion; making the building a desirable place to live, rather than being considered a constraint. Its designation provides an opportunity to design a distinctive, unique place to live, which should be maximised. It will be for the determining authority guided by the Conservation Officer to consider whether this element of proposed partial conversion is adequate. As stated previously it is considered that the walled garden could also be utilised as a feature of the design and layout of the development. It is not clear from the revised plans what the intention is for this aspect of the setting.

The Planning Application site is located on the North East edge of the Foxlydiat site and therefore is the interface between the wider Foxlydiat development site and the Redditch urban area. It is considered that the layout of the scheme still has potential to link these two areas. The site should not be considered in isolation from the wider area both in design or connectivity terms; in particular it is not clear from the plan whether the Home Zone located in the South West corner of the site will allow for connectivity (vehicular, pedestrian or cycle) to the wider Foxlydiat site. It is considered there are opportunities with this site to make walking and cycling an attractive option for future users.

Officers consider that with regard to the technical points of the planning application such as means of access and landscaping officers at Bromsgrove District Council have consulted and fully engaged with the Council's technical experts who will in turn inform their consideration of the planning application and ultimately their decision.

Procedural Matters

This matter is reported to members because the Scheme of Delegation to planning officers requires that:

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

- The application is for major development (more than 100sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement

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- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

Officer Appraisal

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

Conclusion

1. That the principle of housing on the site accords with both the BDP and BORLP4.
2. That Redditch Borough Council welcomes the element of conservation and conversion proposed through the revised scheme. It will be for the determining authority in consultation with the Conservation Officer to determine if this level of conversion is adequate.
3. That it is unclear if the site will allow for connectivity (vehicular, pedestrian or cycle) to the wider Foxlydiate site. If it is not the intention to allow for such RBC would not support this application.

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**Redditch Borough Council Planning Policy comments on the Foxlydiat Hotel,
Birchfield Road, Redditch
Planning Application (19/00615/OUT) April 2020**

1. Background

1.1 Bromsgrove District Council (BDC) has received a Planning Application for the Foxlydiat Hotel site (Application number 19/00615/OUT). The Outline Application is to establish the principle for the partial demolition of the existing pub building and former walled garden on site and the conversion of the remaining pub building into 12 apartments alongside 36 dwellings, a children's play area, landscaping and circulation space. The site is on the edge of Redditch and lies in the administrative area of Bromsgrove.

1.2 This response has been prepared as Redditch Borough Council (RBC) is a consultee to the Planning Application received by BDC. The purpose of these comments is not to consider the merits of the application or provide a determination of that application. It is to provide BDC with a view from RBC on the Application being determined by them.

2. The Site

2.1 Whilst the application site is located within Bromsgrove District, the development is intended to serve the development needs of Redditch (which is discussed further below).

2.2 The site is located to the west of Redditch Town, adjacent to the Webheath area. It is located within the allocated Foxlydiat Development Site, with Birchfield Road running to the North East of the site and the residential area of Webheath to the South East. It is located in the Tardebigge Ward of Bromsgrove and within the Bentley Paucefoot Parish Council area.

2.3 The Site lies within an allocated housing site in the Bromsgrove District Plan 2011- 2030 (Adopted 2017).

3. Planning Policy

3.1 The Foxlydiat site is designated within the Bromsgrove Local Plan (2011 – 2030) as a housing allocation to meet some of the development needs of Redditch Borough. The Bromsgrove District Plan (BDP) was adopted in January 2017; at this point the Foxlydiat site was removed from the Green Belt and became an allocation for housing development. Policy RCBD1 'Redditch Cross Boundary Development' allocates the whole Foxlydiat site (of which this application site is part of) for up to 2,800 dwellings, a Local Centre, a First School and associated community infrastructure.

3.2 Policy RCBD1 is included in the BDP and as an appendix to the Borough of Redditch Local Plan No.4 2011- 2030 (BORLP4) and states that Redditch needs to deliver 6,400 up to 2030. Around 3,000 dwellings are to be accommodated within Redditch Borough and therefore approximately 3,400 dwellings are to be accommodated at the Foxlydiat site and as an extension to the existing Brockhill site. Both sites are crucial to enable the delivery of the housing strategy for Redditch over the plan period.

3.3 It is essential that the proposed development is in accordance with the all of the Policies contained within the BDP, in particular Policy RCBD1 which details the principles that the site must achieve to be sustainable. This policy was jointly prepared with RBC.

3.4 It is worth noting at this point that it has been determined that BORLP4 and the BDP are fully in accordance with the policies set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

4. Foxlydiat Hotel Planning Application

4.1 As stated above it is not the intention of RBC to consider the merits of the application with a view to its determination, however as the site is adjacent to the administrative boundary of Redditch, and falls within an area that is designated to meet the housing needs of Redditch; there are some aspects of the application RBC considers the need to comment upon.

4.2 RBC considers the building a non-designated heritage asset, this importance has also been acknowledged by BDC (see previous comments submitted by Bromsgrove and Redditch Conservation Officer in relation to this application) that the building is of local importance, and thus would be considered as a candidate for the Bromsgrove Local Heritage List and is being treated as a non-designated heritage asset. The two heritage assets include the pub and hotel building, and the large walled garden which was part of Foxlydiat House. The building as a community and a heritage asset will be considered in turn below.

4.3 To deal with the community asset consideration first. RBC feels that the applicant has gone some way to justify the loss of the Public House due to viability reasons. It is considered that the future of a community asset such as this is likely to change with the allocation of a significant housing site in close proximity. RBC recognises that the Public House is a community facility and as such would be considered against Policy BDP12 'Sustainable Communities' of the Bromsgrove District Plan (Adopted January 2017). In particular point c) i) should be carefully considered, as the future prospects of the Public House are likely to be considered favourable in light of the allocation and therefore the viability issues may not be a concern long term. RBC acknowledges the revised planning application includes an updated Marketing Statement (2020) which sets out at page 8 the offers which have been received since the previous application was submitted. The statement sets out that these offers are unviable. It is not for the Redditch Strategic Planning Team to consider the viability of this evidence but would highlight it is for Bromsgrove to consider its robustness in their determination of the application.

4.4 RBC agree the need for housing and considers that if BDC accept the loss of the community asset this should not give automatic rise to the heritage asset being lost. It is acknowledged the revised planning application has explored the opportunity to convert part of Pub building to apartments, this is welcomed. This building is considered by RBC to be an example of a landmark, distinctive historical asset which provides an opportunity for high quality conversion; making the building a desirable place to live, rather than being considered a constraint. Its designation provides an opportunity to design a distinctive, unique place to live, which should be maximised. It will be for the determining authority guided by the Conservation Officer to consider whether this element of proposed partial conversion is adequate. As stated previously it is considered that the walled garden could also be

utilised as a feature of the design and layout of the development. It is not clear from the revised plans what the intention is for this aspect of the setting.

4.5 The Planning Application site is located on the North East edge of the Foxlydiat site and therefore is the interface between the wider Foxlydiat development site and the Redditch urban area. It is considered that the layout of the scheme still has potential to link these two areas. The site should not be considered in isolation from the wider area both in design or connectivity terms; in particular it is not clear from the plan whether the Home Zone located in the South West corner of the site will allow for connectivity (vehicular, pedestrian or cycle) to the wider Foxlydiat site. It is considered there are opportunities with this site to make walking and cycling an attractive option for future users.

5. Conclusion

5.1 The principle of housing on this site is in accordance with both the BDP and BORLP4. For clarity this site is not within the Green Belt and forms part of the Foxlydiat development site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'.

5.2 It is fundamental that the Application is in accordance with all of the policies set out within the BDP, RBC is supportive of all of the policies contained within the BDP and would wish to see them implemented to a high standard. In conclusion, Redditch Borough Council welcome the element of conservation and conversion proposed through the revised scheme and it will be for the determining authority in consultation with the Conservation Officer to determine if this level of conversion is adequate.

5.3 With regard to connectivity, it is not clear from the proposed site plan whether the Home Zone located in the South West corner of the site will allow for connectivity (vehicular, pedestrian or cycle) to the wider Foxlydiat site. If it is not the intention to allow for connectivity from the Foxlydiat Hotel site to the wider allocation of the Foxlydiat Development Site RBC would not support this application.

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