



Planning Committee

Wed 13 Jan
2021
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

*making
a
difference*

www.redditchbc.gov.uk

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:

[Link to view live stream of Planning Committee](#)

Members of the Committee, officers and public speakers will participate in the meeting using Microsoft Teams, 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:

[Link to view amended Planning Committee Procedure Rules](#)

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 11th January 2021.
- 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 Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Teams, 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 11th January 2021.
- 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, 13th January, 2021

7.00 pm

Virtual Meeting - Skype - Virtual

Agenda

Membership:

Cllrs:

Gemma Monaco (Chair)
Salman Akbar (Vice-Chair)
Tom Baker-Price
Roger Bennett
Michael Chalk

Andrew Fry
Julian Grubb
Bill Hartnett
Jennifer Wheeler

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 25th November 2020 (Pages 1 - 6)

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 20/00188/OUT - 5 Bates Hill Redditch B97 4AN - Doosqam Developments (Pages 7 - 28)

7. Application 20/01299/FUL - Arrow Valley Country Park Battens Drive Redditch B98 0LJ - Robert Heard on behalf of Redditch Borough Council (Pages 29 - 34)

8. Application 20/01340/FUL - Morton Stanley Country Park Windmill Drive Redditch - Jackie Boreham on behalf of Redditch Borough Council (Pages 35 - 38)

9. Application 20/01320/S73 - Redditch Trades and Labour Club 38-40 Bromsgrove Road Redditch B97 4RJ - Accord Housing Group (Pages 39 - 48)

10. Consultation on Planning Application reference 19/00976/HYB (Bromsgrove District Council) - Brockhill East Winyates Lane Redditch - Persimmon Homes (Pages 49 - 54)

Please note that this report is for consultation only and there is no public speaking.

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Planning Committee

Wednesday, 25 November 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 Jennifer Wheeler

Also Present:

Karen Hanchett – County Highways

Officers:

Helena Plant, Amar Hussain, Sharron Williams, Pauline Ross and Gavin Boyes

Democratic Services Officer:

Sarah Sellers

59. CHAIR'S WELCOME

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

60. APOLOGIES

There were no apologies for absence.

61. DECLARATIONS OF INTEREST

There were no declarations of interest.

62. CONFIRMATION OF MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11TH NOVEMBER 2020

RESOLVED that

The Minutes of the Planning Committee held on 11th November 2020 be confirmed as a true record and signed by the Chair.

.....
Chair

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63. UPDATE REPORTS

The Update Report was noted.

64. REDDITCH BOROUGH COUNCIL TREE PRESERVATION ORDER (175) 2020 - LAND OFF DROITWICH ROAD, FECKENHAM

The Committee considered a report which proposed the long term protection of a number of significant trees which were considered to be of positive amenity and worthy of protection.

It was noted that one objection had been received to the inclusion of a group of hazel trees in the order. Officers confirmed that the hazel trees were viable trees and in a suitable condition to merit being protected under an order.

RESOLVED that

Tree Preservation Order no (175) 2000, trees on land off Droitwich Road, Feckenham, be confirmed without modification

65. APPLICATION 18/01409/FUL - LAND AT BATTENS DRIVE, REDDITCH, B98 0LJ - WOODBOURNE GROUP REDDITCH

Demolition of existing buildings and erection of a class E retail food store with associated car parking, access, landscaping and associated engineering works, and relocation of existing substation

Officers presented the application and explained that the replacement structure on the site would be a retail food store of 1727 square metres in size accessed from the existing access road off Battens Drive shared with the country park. The site would provide 95 parking spaces and under the scheme a signal controlled crossing on Battens Drive would be added together with a bus stop.

Officers outlined the main policy considerations with regard to out of town retail sites. Under paragraphs 85 and 86 of the NPPF such developments should be located in town centres and a sequential test should apply to town centre uses proposed for locations neither in a centre or in accordance with an up to date plan. It was noted that town centre uses should be located in town centre locations, then edge of centre locations and only if suitable sites were not available should out of centre sited be considered. Although under

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the NPPF retail developments that exceeded 2500 square metres would require an impact assessment, the proposed development in this application was below that threshold and therefore an Impact Assessment had not been required.

Officers also summarised the relevant policies as set out in the Local Plan including policy 30 which established the retail hierarchy for the Borough with the town centre as the preferred location for major retail and emphasis on preserving the vitality and viability of the town centre.

Policy 31(3) focussed on opportunities for regeneration of the town centre and identified three strategic sites in the periphery of the town centre allocated for mixed use including retail, namely, Prospect Hill, Edward Street and Church Road.

Members were advised that the end user of the application site had been identified as Lidl, which was categorised as a “limited assortment discounter” based on the products sold and the stock handling procedures used. Such retailers had specific requirements for their stores, to support the type of products available, and the applicant had advised that these requirements restricted flexibility when considering town centre sites.

The applicant as part of the sequential approach had considered a number of town centre locations, and the Council had appointed an independent retail advisor to comment on the findings regarding these locations put forward by the applicant. The independent retail advisor also considered and commented on an objection put forward by the Kingfisher Centre which detailed alternative sites within the town centre and owned by the Kingfisher Centre which it was suggested would be suitable for a Lidl type store.

In summarising the situation relating to the various town centre locations that had been considered, the committee was asked to note the following: -

- Units 1a and 4a on Alcester Street had been rejected by the applicant as being too small and having no dedicated parking.
- The site of the former M and S store in the Kingfisher Centre had also been rejected by the applicant on the grounds of being too large and that the adjacent parking in the multi storey car park was not suitable. The site was no longer available as another tenant had since been identified.
- Car Parks 3 and 4 were rejected by the applicant due to viability issues.

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- Car Park 7 may potentially have been a possible site with a configuration of shopping at street level with under croft parking. However, this would have been dependent on the construction of a travelator between the car park and the store and it was found that it was unlikely that such a feature could be adequately accommodated.
- Edward Street was felt by the applicant to be unsuitable due to limited parking and orientation of the site. The site has subsequently been discounted due to other permissions have been granted for residential development.
- Prospect Hill was found to be unsuitable due to its irregular shape and differences in levels.
- Church Road was also deemed to be unsuitable due to a range of reasons including size, land acquisition and limited parking.

Following a thorough consideration of the issues affecting the individual town centre sites, the independent retail advisor commissioned by the Council agreed with the findings as to non-suitability.

Turning to the proposed location it was noted that the site was designated as primarily open space under the Borough of Redditch Local Plan No. 4. Members were referred to the criteria for assessing development in such locations under Policy 13 of the Local Plan as set out on page 23 of the report and the arguments put forward by the applicant that any harm to the primarily open space designation would be minimal. As part of the application enhancements would be made to improve the park and existing open space facilities and to add landscaping and tree planting to the site itself. In conclusion, officers considered that the requirements of the test in Policy 13 were met.

Although objections had been received in relation to highways matters, County Highways had thoroughly assessed the proposals and were in support of the scheme.

A section 106 agreement would be used to secure contributions as to enhancements to the country park and to ensure that the existing town centre Lidl store remain open until the expiry of the current lease.

Members were referred to the additional information in the Update Report including additional proposed conditions 19 to 24.

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Officers were recommending the application for approval.

The following speakers addressed the Committee under the Council's public speaking rules, the first four in objection and the fifth speaker in support.

- Miss Zoe Rourke – local resident (statement read by an officer)
- Mr David Pellett – local resident
- Mrs Julie Holliday – local resident (statement read by an officer)
- Mr Ken Williams - Kingfisher Shopping Centre
- Mr Nick Hardy - Planning Agent.

In response to questions from Members, officers clarified a number of issues, including that: -

- The lease on the existing Lidl store in the town centre was due to expire in 2023. Assurances had been given that the store was trading well and there were currently no plans to close it.
- The outcome of considering the sequential test was that the independent retail advisor had concurred with the view that there were no suitable sites in the town centre and this formed the basis of the recommendation for approval.
- Although a formal impact assessment had not been required, the applicant had looked at the impact on the district centres and found them to be viable. Officers from Strategic Planning had also considered this issue and concurred.
- There would be a significant amount of tree planning under the scheme at the site itself, and it was intended that this would improve the appearance and street scene.
- The highway layout of Battens Drive and the site would not be changed save for a slight alteration for vehicles exiting left out of the site onto Battens Drive designed to allow service vehicles to exit safely. County Highways had scrutinised the transport plan provided by the applicant and found it to be acceptable.
- Further safety audits would be carried out by County Highways at the location in connection with the installation of the pedestrian crossing.
- Vehicular priority would be given to park users when exiting the site. This would be imposed as a condition.

In debating the application Members commented on the complexity of the application and referred to the concerns about the suitability of the site which had been raised in public speaking. At the same time, it was acknowledged that no suitable alternative sites had been identified in the town centre. Members noted that the

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application met the policy requirements as to the sequential test and Policy 13: Primarily Open Space, and that there were no objections from County Highways.

RESOLVED that

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

- a. The satisfactory completion of a suitable legal mechanism ensuring that:**
 - 1. Contributions are paid to the Borough Council in respect to off site open space enhancements within the country park and in close proximity to the site.**
 - 2. Commitment to ensuring that the town centre Lidl store stays open until the expiry of the current lease.**
 - 3. A Section 106 monitoring fee (as of 1 September 2019, revised regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met).**
- and**
- b. The Conditions and informatives set out on pages 49 to 53 of the main agenda, and the additional conditions numbered 19 to 24 set out on page 1 of the Update Report.**

The Meeting commenced at 7.02 pm
and closed at 8.45 pm

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Planning Application 20/00188/OUT

Redevelopment of site, including demolition of existing structures, for mixed-use commercial (flexible uses covering A1, A2 and B1) and residential development.

5 Bates Hill, Redditch, Worcestershire, B97 4AN, ,

Applicant: Doosqam Developments
Ward: Abbey Ward

(see additional papers for site plan)

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

Site Description

The site is located off Bates Hill just to the North of Redditch town centre, adjacent the ring road and near to the railway station.

The application site has an area of around 1,565sqm (0.156 Ha / 0.386 Acres) with existing hardstanding car park and one small single storey disused commercial building currently on site with associated outbuildings and structures once used as a car washing facility.

The site forms part of a gradual stepping of plots down the gradient of Bates Hill which is bound on the South by retaining walls to adjacent higher level plots off Unicorn Hill and to the West by an embankment sloping up to the level of the ring road.

The site lies within the Church Road / Northwest Quadrant Strategic Town Centre Regeneration Site and thus benefits from Local Authority identification as part of a redevelopment masterplan forming a new gateway to the retail core, exploiting the proximity of the train station and Kingfisher Centres to increase the offering of varied commercial stock and encourage town centre living.

Proposal Description

The Applicant seeks outline planning permission for a proposed mixed-use development. All matters are reserved for future approval.

An illustrative plan has been submitted comprising 76 flats (totalling 39 1-bed, 30 2-bed and 7 3-bed) and 727.7sqm of Commercial space, equating to 10 Units of A1, A2 and B1.

Relevant Policies :

Redditch Local Plan

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Settlement Hierarchy

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Policy 3– Development Strategy
 Policy 5 – Effective and Efficient Use of Land
 Policy 6 – Affordable Housing
 Policy 15 – Climate Change
 Policy 17 – Flood Risk Management
 Policy 18 – Sustainable Water Management
 Policy 19 – Sustainable Travel and Accessibility
 Policy 20 – Transport Requirements for New Development
 Policy 36 – Historic Environment
 Policy 37 – Historic Buildings and Structures
 Policy 38 – Conservation Areas
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities

Others

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

Relevant Planning History

2007/391/FUL	Redevelopment Of Site For An Office And Retail Mixed Use Development	Approved	14.12.2007
2010/297/EXT	Extension of time application for redevelopment of site for an office and retail mixed use development as approved under planning application 2007/391/FUL	Approved	17.08.2011

Consultations**Strategic Policy**

No objection raised in principle.

Town Centre Co-ordinator

No objection from a Town Centre Strategy perspective as the proposed town centre uses would contribute to the vitality and viability of the Town Centre. A Section 106 town centre contribution is requested for £41,192.00. The Council endorsed the Redditch Town Centre strategy which was developed alongside earlier versions of the Borough of

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Redditch Local Plan No 4 (BORLP4) and demonstrated a need for the following projects to take place

- Tackling the Ringway
- Improving Public Spaces and Car Parking
- Sense of Arrival and Signage
- Improving the Café and Restaurant Offer
- Enhancing the evening and night time economy
- Enhancements to Church Green
- Tackling the Train Station
- Rejuvenation of Silver Street/Royal Square
- Improved Lighting, Safety and Security in the Town Centre
- Public Art Programme
- Encouraging Town Centre Living

Housing Strategy

It is expected that 30% of the units would be affordable housing with 30/70 split social rented and shared ownership.

Highways - Redditch

No objections subject to the following conditions:

- Pedestrian visibility splays
- Pedestrian access
- Vehicular access
- Car parking provision
- Car park management plan
- Electric vehicle charging points
- Cycle parking
- Motorcycle parking provision
- Residential Travel Plan
- Residential Welcome Pack
- Employment Travel Plan
- Waste Management Plan
- Highway Improvements/Offsite works/Site access
- Construction Environmental Management Plan

The Highway Authority has also requested a S106 contribution of £10,000 for provision of on-street Car Club parking bays.

Council's appointed Urban Design specialist

Benefits of the illustrative proposal:

- It is building up to the back of pavement

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- it is putting cars out of the way in a basement

Disbenefits:

- Does not provide much active frontage at street level because of the steep slope on the site, and the basement car park
- The intensity of the development for the site may be too great
- Reservations about the viability of seven floors of apartments grouped around a small courtyard at the rear of the site.
- courtyard and the apartments adjacent to it would be overlooked by the Wetherspoons terrace
- The building would be prominent.
- The external appearance of the building could better express the internal functioning of the building
- More expressive modelling of the roofline should be considered.

Conservation Officer

Adjacent to the ring road, the site is largely vacant although on the east end there is a small single storey building of no architectural merit. The Church Green Conservation lies to the east incorporating buildings at the north east end of Bates Hill where it meets Unicorn Hill. To the south of the site are the rear and side elevations of the Danillo Cinema Building, now occupied by Wetherspoons, which is locally listed. At the top of Unicorn Hill is 2 Church Green West and 2-6 Unicorn Hill, also locally listed.

The significance of the Danillo Cinema building is derived from its fine Art Deco architecture which has survived with relatively little alteration externally and its simple and striking façade incorporates some original stained glass. Although little remains of its original interior, externally the building maintains its architectural identity and its distinctive profile frames the views west from this part of the town centre.

The significance of 2 Church Green West and 2-6 Unicorn Hill is derived largely from the architectural quality of its upper floors.

The significance of the Church Green Conservation Area is derived largely from the 18th and 19th buildings enclosing the open space around the Grade II listed Stephen's Church. The Church forms a highly visible landmark on this hilltop location. The topography allows long views out of the area, notably from the top of Prospect Hill and from Bates Hill/Unicorn Hill, to the north and west and the countryside beyond, due to the settlement being located on top of the Hill.

The redevelopment of this site is welcomed. Although it is outside of the Conservation Area, it is clearly within its setting, and its vacant state detracts from the character and appearance of the Conservation Area.

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The proposed development will undermine the topography of the area and form a dominant feature at the bottom of Bates Hill adjacent to the ring road. From the information available it is likely to be visible in views out of the Conservation Area from the top of Bates Hill /Unicorn Hill, a view highlighted in the Conservation Area Appraisal, and would therefore detract from the wider rural views from the Conservation Area noted above.

The scheme lacks any architectural quality and would appear to have been solely designed to extract the maximum floorspace of this small site, ignoring the existing topography, as it attempts to level out the steep hill in terms of built form. The previous scheme (2007/391/FUL), or something similar, which works with the topography would be preferred, and this mirrors the development on the south side of Unicorn Hill

The Danillo Cinema Building (Now the Wetherspoons pub) is located to the rear of the site but the significance of this building is largely derived from the Art Deco front range, it is unclear from the information provided whether the proposed building will be seen behind it, some contextual drawings would be useful.

It is considered that the harm to the significance of the Conservation Area is less than substantial and would have to be balanced against the public benefits. Recommend refusal in its current form.

County archaeologist

Good potential for survival of below ground archaeology from the Medieval period onwards.

The impact on the historic environment caused by this development may be offset by the implementation of a conditional programme of archaeological works. This would comprise an archaeological evaluation in the first instance to establish the nature and significance of any archaeological deposits. Should significant archaeology be uncovered further would be required.

Council's appointed ecologist

No objection subject to on-site biodiversity enhancements and protection of breeding birds.

WRS

Air quality – Measures to reduce air pollution to be secured by promoting more sustainable modes of transport– cycling, EV charging (domestic and commercial) and Low Emission Boilers.

Noise - The submitted noise assessment has been submitted in support of and appears to have been carried out in line with relevant guidance and British Standards.

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WRS accept that a representative assessment cannot be made currently due to the COVID -19 pandemic and request that mitigation is secured by condition in relation to a detail scheme.

Contamination - The history of the site suggests that contamination issues may potentially be a significant issue.

Waste management

Large numbers of bins would be required, but there appears to be nowhere on the illustrative plans to locate them. Crew accessibility would also need to be factored, as this is on a steep slope with very limited access opposite a busy surgery.

NHS Clinical Commissioning Group

Redditch and Bromsgrove CCG calculates the level of contribution required in this instance to be £28,704.

County Education

The Education Authority has based its assessment on the illustrative proposal. The middle school contribution of £43,025 would be used to support schools improvements at Birchensale Middle School or any other middle school serving the education planning area.

North Worcestershire Water Management

No objection subject to approval of a scheme of surface water drainage.

Crime Prevention

At the detailed planning stage, concerns would be safety and security with regard to the parking area and living accommodation and general security of the commercial units.

Tree Officer

Agreeable for the loss of the trees to facilitate the new development providing a new tree planting scheme is submitted.

Community Safety Project Officer

This development has the potential for a positive impact on this location which experiences some crime and safety issue as identified by the data and by the public comments. For this to happen however it is critical that the development is secure against crime and community safety is emphasised.

Leisure services

Off-site contribution for under provision of open space on site towards:

Open Space: improvement/upgrade to the access route through tile house allotment open space (leading to Terrys Field)

Play: Improvements to the play facilities in Terrys Field

Severn Trent

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No objection subject to approval of means of foul and surface water drainage.

Public Consultation Response

A total of 36 letters were sent on 19th February 2020 (expired 14th March 2020).

Site notices were displayed around the application site on 26th February 2020 (expired 21st March 2020).

The application was advertised in the Redditch Standard on 28th February 2020 (expired 16^h March 2019).

A total of 5 letters of support and 1 objection received.

Expressions of support relate to improving the health and vitality of the town centre and developing an unsightly and unsafe area which will also benefit the town.

The objection relates to insufficient parking for residential and commercial units, likely to cause traffic issues.

Assessment of Proposal

Five Year Housing Land Supply

The Council is unable to demonstrate a 5 year supply of housing land and therefore the NPPF paragraph 11(d)(ii) 'tilted balance' applies. This means applying a presumption in favour of sustainable development, and for decision taking means granting permission unless any adverse impacts of doing so would significantly outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

However, the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

Principle of commercial and residential use

The principle of development on this site is acceptable in line with Policy 2 – Settlement Hierarchy of the Local Plan. It will also represent the regeneration and efficient use of Previously Developed Land, actively encouraged by Policy 5.

Heritage

The site is outside the Church Green Conservation Area and therefore has potential to impact upon its setting. The spire of Grade II listed Stephen's Church Church is also visible from certain vantage points in the vicinity of the site. The conservation officer has also pointed out locally listed buildings namely, the Danillo Cinema Building, 2 Church Green West and 2-6 Unicorn Hill. She was also of the view that the application should be refused due to insufficient information to fully assess this application, notably a detailed heritage statement as required by both Local Plan policy and the NPPF. These concerns were raised with the applicant with an invitation to respond, but no further heritage statement was submitted.

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There is no doubt that the building as illustrated would run counter to the topography of the area and form a dominant feature at the bottom of Bates Hill adjacent to the ring road. As pointed out by the conservation officer, it is likely to be visible in views out of the Conservation Area from the top of Bates Hill /Unicorn Hill, a view highlighted in the Conservation Area Appraisal, and potentially detract from the wider rural views from the Conservation Area. The building design is only illustrative, and therefore little weight should be attached to it. However, it should, at least, make members aware that it appears to be the applicant's clear intention to progress details that will, undoubtedly, include a high building should this outline application be approved, and which may run counter to Policy 38.2 v which seeks to ensure views into or out of a conservation area are protected and enhanced. In addition, 38.6 contains policies in respect of the Church Green Conservation Area including.

- ii Protecting views in, out and within the area
- iii Supporting high quality schemes on sites that currently detract from or make a negative contribution to the area

The level of heritage information to be submitted with a planning application should be proportionate to the significance of the heritage asset and the likely level of impact. I am of the view that the level of potential heritage harm is understood and it is unlikely that further submissions will be any more enlightening at this stage. The harm to the significance of the Conservation Area has been identified as less than substantial and therefore would have to be balanced against the public benefits.

Members may decide at the detail stage that the form and scale of building as illustrated would not be acceptable in this location, should it come forward as a formal proposal. At this outline stage, however, it is only the principle of development that is for consideration.

The public benefit of some form of residential/commercial development on this site is unquestioned. It will contribute to the housing supply shortfall, bring back into efficient and productive use a piece of unsightly previously development land in a prime town centre location, which can only assist in adding vitality to the town centre. However, the illustrative design would weigh against those benefits, should it become a formal proposal. An alternative design, on the other hand, that has taken the opportunity to be sufficiently sympathetic to its location and one which addresses the identified urban design shortcomings, should be assessed with a view to adding to that basket of public benefits.

Given the above, I am satisfied that in terms of principle, the benefits of developing a mixed use scheme on this site would outweigh the heritage harm, the significance of which has been identified as less than submission. The proposal, therefore, at this outline stage, complies with the heritage policies of the Local Plan.

Design and amenity

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BRLP Policy 39 – Built Environment seeks to ensure all new development in the Borough contributes positively to the local character of the area and Policy 40 lists criteria to encourage good design to make the Borough a better place to live, work and visit.

The Council's High Quality Design SPD provides design guidance to assist with interpreting these policies.

As referred to above, the application is in outline with all matters reserved. The Council's appointed urban designer has provided a critique of the illustrative proposal, which is hoped will assist the applicant in formulating a detailed scheme. It is also noted that there are a pair of semi-detached cottages immediately to the rear of the site boundary whose main elevation would immediately face the rear of the illustrative building. The separation distance would fall well short of that stipulated in the Council's Design SPD. The illustrative building would also be immediately opposite residential property on Bates Hill, which is usually accepted to be below the minimum standard when the relationship is across a public highway, but consideration may need to be given to the sheer height of the building in relation to the affected property. Again, these are matters for the detail stage.

There are potential noise issues that would impact on the future residents of the development from traffic on Ringway and from the elevated beer terrace to Wetherspoons just beyond the rear of the site. WRS has considered the submitted Noise Impact Assessment and considers that the proposed mitigation measures would be sufficient to maintain reasonable living conditions for occupants.

The waste management officer has raised concerns about the adequacy of bin storage and collection, but this is a design matter for the detail stage

The proposed development is acceptable in principle, and a scheme at the detail stage has the potential to be in compliance with Policy 39 and 40 of the Development Plan.

Highways

At the heart of BRLP Policy 19 and 20 is the importance of improving accessibility and mobility, whilst avoiding past trends of increased traffic and longer journeys.

The proposed development is located in a sustainable location in accordance with Policy 2 Settlement Hierarchy. The highway safety and parking concerns have been taken into account, however, in the light of there being no objection raised by the Highway Authority, subject to conditions, I am satisfied that these concerns, in terms of paragraph 109 of the NPPF, would not cause an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Given the above, and with the application of conditions, the scheme would be compliant with Policies 19 and 20 of the Borough of Redditch Local Plan.

Flooding and Drainage

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BRLP Policy 17 deals with flood risk management and Policy 18, sustainable water management, seeking to ensure, amongst other things, that development addresses flood risk from all sources and does not increase the risk of flooding elsewhere, with appropriate use of SuDs techniques.

North Worcestershire Water Management raise no objection subject to approval of a scheme of surface water drainage.

Planning Obligations

In accordance with Paragraph 56 of the Framework, planning obligations are sought to mitigate the impact of the development, if the application were to be approved.

The applicant has agreed in principle to the following contributions, to be secured by way of Section S106 Planning Obligation:

- A contribution towards off-site public open space and play provision
- Town centre contribution
- Contribution to education provision
- Contribution to local GP practices;
- Contribution to provision of on-street Car Club parking bays
- Affordable housing provision
- S106 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 Agreements are met).

Conclusion

Paragraph 8 of the NPPF defines sustainable development as having three dimensions: economic, social and environmental. In this case, given the 5 year housing supply shortfall, the presumption in favour of sustainable development for decision taking means, the 'tilted balance' under paragraph 11 d) ii) applies. This does not change the statutory status of the Local Plan as the starting point for decision making.

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

Furthermore, application of the 'tilted balance' means applying a presumption in favour of sustainable development and granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the NPPF taken as a whole.

In terms of economic benefits, the proposal would make a contribution to the Council's supply of housing. It is also acknowledged that there would be some economic benefits associated with the proposal during the construction phase and it will bring back into efficient and productive use a piece of unsightly previously development land in a prime

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town centre location, which can only assist in adding vitality to the town centre and economic support for shops and services.

The proposal would also fulfil the environmental and social dimensions of sustainable development, because the site is in a sustainable location, therefore reducing the requirement to travel by private vehicle and would contribute to supporting a sustainable community. The illustrative plan has revealed design issues, as discussed above, but there is no reason to believe that these matters could not be addressed via the subsequent RSM application.

I conclude that the adverse impacts of this proposal, in terms of principle of development at this outline stage, would not significantly and demonstrably outweigh the benefits.

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

RECOMMENDATION:

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

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

- A contribution towards off-site public open space and play provision
- Town centre contribution
- Contribution to education provision
- Contribution to local GP practices;
- Contribution to provision of on-street Car Club parking bays
- Affordable housing provision
- S106 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 Agreements are met).

And

b) Conditions and informatives as summarised below:

Conditions:

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1. Application(s) for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- (i) The expiration of three years from the date of this permission; or
- (ii) The expiration of two years from the final approval of the reserved matters; or,
- (iii) In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development commences and the development shall thereafter be in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

3. The development hereby approved shall be carried out in accordance with the red edge plan – WGG/GW/GW0107/1

Reason: To define the permission and in the interests of proper planning

4. Further to Condition 2, appearance shall include details of the form, colour and finish of the materials to be used on the external surfaces of the development. The development shall then be carried out accordance with the approved details.

Reason: To ensure a high-quality appearance is achieved, to safeguard the visual amenities of the area.

5. Further to condition 2, a scheme of hard and soft landscaping detailing treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall include:

(a) planting plans (to a recognized scale) and schedules indicating the location, number, species, density, form and size of proposed tree, hedge and shrub planting;

(b) written specifications including cultivation and other operations associated with tree, plant and grass establishment;

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(c) the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings,), where appropriate;

(d) a timetable for the implementation of the soft and hard landscaping scheme.

The approved soft and hard landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits, and to enhance the setting within the immediate locality

6. If within a period of five years from the date of the completion of the building works or completion of the landscaping scheme pursuant to condition 6 (whichever is later), any planted tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To ensure the environment of the development is improved and enhanced.

7. Prior to any works above foundation level commencing on site a scheme for surface water drainage will be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide appropriate levels of surface water attenuation. This scheme shall 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.

8. Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, shall not commence until conditions A to G have been complied with:

A) A preliminary risk assessment shall be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected

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

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

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

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

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

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

G) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where necessary a remediation scheme

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shall be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report shall be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

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

9. Prior to the first occupation of the development, details of new bird boxes to be placed on the approved building, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the first occupation of the approved development and the approved bird boxes maintained and retained thereafter in perpetuity, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of local biodiversity gain, having regard to the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017).

10. The reserved matters application shall include details of bins provision and secure cycle storage facilities, for residents, staff, customers and visitors, and shall be implemented and bins provided in accordance with the approved details prior to first occupation.

Reason: In the interest of safeguarding residential amenity and to encourage sustainable means of travel

11. The Development hereby approved shall not commence until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall, thereafter, be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

12. The Development hereby approved shall not commence until details of the proposed pedestrian accesses serving the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

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13. The Development hereby approved shall not commence until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority. Construction shall ensure 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.

14. A detailed drawing, at a scale of 1:200 of the following shall be submitted to and be approved in writing by the Local Planning Authority, before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- and
- a) Swept path analysis of vehicles using the proposed vehicular access;
 - b) Swept path analysis of service/delivery vehicles to assess any impact on existing on-street parking bays.

Reason: In the interests of highway safety.

15. The Development hereby approved shall not commence until details of proposed car parking within the curtilage of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

16. No building or use hereby permitted shall be occupied or use commenced until a car park management plan setting out how the car parking will be managed has been prepared, submitted to and approved in writing by the Local Planning Authority. The Plan shall also include a detailed parking survey of both on-street and off-street parking availability within 300m of the site. The measures shall thereafter be implemented in accordance with the approved car park management plan for the lifetime of the development.

Reason: To ensure the safe operation of approved car park.

17. The Development hereby approved shall not commence until details of proposed electric vehicle charging spaces have been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage sustainable travel and healthy communities.

18. The Development hereby approved shall not commence until details of proposed motorcycle parking have been submitted to and agreed in writing by the Local Planning Authority.

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Reason: To provide safe and suitable access for all

19. The Development hereby approved shall not be occupied until the applicant has submitted a Residential Travel Plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated in agreement with Worcestershire County Councils Travel Plan Co-ordinator and thereafter implemented as updated.

Reason: To reduce vehicle movements and promote sustainable access.

20. 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.

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

Reason: To reduce vehicle movements and promote sustainable access.

22. No building or use hereby permitted shall be occupied or use commenced until a waste management plan, setting out how waste will be stored and collected, has been prepared, submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved waste management plan for the lifetime of the development.

Reason: To ensure appropriate waste management facilities are provided to accommodate all waste generated by the development.

23. The Development hereby approved shall not commence until drawings of the highway improvements/offsite works/site access works comprising:-
- The new dropped kerb vehicular footway crossing;
 - Reinstatement of the existing redundant dropped kerb vehicular footway crossing to standard footway construction, by lifting and relaying existing kerbs, resurfacing the channel and footway surfacing;

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- Provision of demarcation at the rear of the public footway where a building or boundary treatment does not abut it;
- Relocation of two existing street lighting columns; and
- Resurfacing of the existing public footway along the site frontage.

Have been submitted to and approved in writing by the Local Planning Authority; and the building shall not be occupied until these works have been constructed in accordance with the approved details.

Reason: To ensure the safe and free flow of traffic onto the highway.

24. 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 (offices, toilets etc);
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- Details of any temporary construction accesses and their reinstatement.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement

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 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.

25. 1) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.

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

2) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (1) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

26. Notwithstanding the submitted Noise Assessment, prior to the development progressing beyond foundation level, a further noise assessment, along with noise mitigation measures, in relation to an approved development, shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To safeguard the living conditions of future occupants.

27. The reserved matters submission shall include details of crime prevention and safety measures.

Reason: For the benefit of future occupiers and the wider community.

Informatives**Archaeology**

A fee will be charged to the applicant for the provision of a Brief (an outline scope of works) for the archaeological work required and for the checking of any responding Written Scheme of Investigation (contractors detailed method statement) and archaeological reports required to facilitate discharge of the recommended conditions.

The applicant or their successor in title must contact the officer below to arrange provision of the brief prior to the commencement of works. It will be the applicant's (or their successor in title) responsibility to contract an appropriate archaeological organisation to undertake the programme of works as detailed in the brief. The Planning Advisory Section of the Worcestershire Archive and Archaeology Service will offer advice on all stages of the proceedings. Emma Hancox:

Tel: 01905 844824 Email: ehancox@worcestershire.gov.uk

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Alteration of highway to provide new or amended vehicle crossover

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

Section 278 Agreement

The granting of this planning permission does not remove any obligations on the applicant to undertake a technical design check of the proposed highway works with the Highway Authority, nor does it confirm acceptance of the proposal by the Highway Authority until that design check process has been concluded. Upon the satisfactory completion of the technical check the design would be suitable to allow conditions imposed under this permission to be discharged but works to the public highway cannot take place until a legal agreement under Section 278 of the Highways Act 1980 has been entered into and the applicant has complied with the requirements of the Traffic Management Act 2004.

The applicant is urged to engage with the Highway Authority as early as possible to ensure that the approval process is started in a timely manner to achieve delivery of the highway works in accordance with the above-mentioned conditions.

The applicant should be aware of the term "highway works" being inclusive of, but not limited to, the proposed junction arrangement, street lighting, structures and any necessary traffic regulation orders.

No Drainage to Discharge to Highway

Drainage arrangements shall be provided to ensure that surface water from the vehicular access 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.

Protection of Visibility Splays

The applicant's attention is drawn to the need to ensure that the provision of the visibility splay(s) required by this consent is safeguarded in any sale of the application site or part(s) thereof.

Extraordinary Maintenance

The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic.

Before any work is commenced upon the development hereby approved representatives of Worcestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection

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shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

Works Adjoining Highway

Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

Temporary Direction Signs to Housing Developments

This consent does not authorise the erection of temporary direction signs on the public highway. Should the applicant wish to direct traffic to the development site they should seek the consent of the Highway Authority. All temporary directional sign proposals should be submitted to the Network Control Manager, Worcestershire County Council, County Hall, Spetchley Road, Worcester, WR5 2NP. No signs should be erected without the consent of the Highway Authority.

Construction Environmental Management Plan (CEMP)

It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particular reference is made to "respecting the community" this says:

Contractors should give utmost consideration to their impact on neighbours and the public:

- Informing, respecting and showing courtesy to those affected by the work.
- Minimising the impact of deliveries, parking and work on the public highway.
- Contributing to and supporting the local community and economy.
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principle contractor will engage with the local community, this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided and information shared with the local community relating to the timing of operations and contact details for a site coordinator in the event of any difficulties.

This does not offer any relief to obligations under existing Legislation.

Travel Plan Requirements

Worcestershire County Council has published guidance on how it expects travel plans to be prepared, this guidance is freely available from the County Councils Travel Plans Officer. As part of this process the applicant must register for Modeshift STARS Business and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Worcestershire County Council can assist applicants with this process should they need.

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

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Procedural matters

This application is being reported to the Planning Committee because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace) and requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 20/01299/FUL

Installation of a Play Tower unit 9m in height.

Arrow Valley Park, Battens Drive, Redditch, Worcestershire, B98 0LJ,

Applicant: Mr Robert Heard
Ward: Winyates Ward

(see additional papers for site plan)

The case officer of this application is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site forms part of Arrow Valley Country Park, which is located on the River Arrow and comprises 900 acres of open space and incorporates Arrow Valley Lake. The park was built by Redditch Development Corporation in the 1970's and lies to the west of Battens Drive and to the south of Coventry Highway. It is the largest of Redditch's parks and comprises a visitor centre with a café, sailing club, BMX facility, disc golf and waymarked trails. A number of car parks serve the park.

Proposal Description

The planning application relates to a 9 metre tall "play tower" which forms part of a new wildlife themed play park at Arrow Valley Country Park. The play tower forms part of the wider playground design which also includes sensory play, a toddler area, zip wire, trampoline and amphitheatre. This park improvement scheme follows a successful tender bid from playground designers "Kompan" who put forward the successful playground design and have therefore been commissioned by Redditch Borough Council to build the play area.

The construction of the play area has progressed and is located to the north of the lake and to the west of the visitor centre.

Whilst Schedule 2, Part 12, Class A of the General Permitted Development Order (GPDO) allows for development comprising small buildings, works or equipment on land belonging to a local authority, this is subject to limitations. One such limitation is that the height of development cannot exceed 4 metres and therefore this application solely relates to the 9 metre tall play tower located towards the western side of the new play area scheme. The remainder of the scheme is considered to benefit from planning permission by virtue of the GPDO.

The play tower subject to this application comprises a brightly coloured steel structure formed of levels offering viewing platforms, a full height external tube slide, a further 2.7 metre slide, as well as climbing walls, and sensory and tactile panels.

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Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 16: Natural Environment

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Relevant Planning History

No relevant planning history

Consultations

Cllr Fleming

No comments received to date

Cllr Lovell

No comments received to date

Cllr Smith

No comments received to date

Arboricultural Officer

No objections raised. The tower would have no impact on the surrounding trees.

Community Safety Officer

No objection. Equipment complies with the latest EN standard so quality and safety should be acceptable.

West Mercia Constabulary

No objections

Public Consultation Response

Three site notices erected on site. No representations have been received.

Assessment of Proposal

Arrow Valley Country Park is designated as Primarily Open Space (POS) on the proposals map and therefore Policy 13 of the Borough of Redditch Local Plan no. 4 (BoRLP4) is most relevant when considering the principle of new development. The main aim of this policy is to ensure that designated POS is protected, and where appropriate,

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enhanced to improve its quality, value, multifunctionality and accessibility. Loss of POS is resisted unless a number of considerations are met.

With regards to the current proposal, the play tower forms part of an improvement scheme which is being undertaken in order to provide a more inclusive and higher quality play provision at the park, which would provide for younger and older children and would also include pieces of equipment for wheelchair users and autistic visitors. The play tower itself is seen as a central feature which would attract a large number of visitors.

Given that this development contributes towards an enhanced and improved area of POS which would increase its value, functionality and accessibility to more users, the proposal clearly meets the aims of Policy 13 of the BoRLP4, and therefore the principle of development is supported. Furthermore Policy 43 of the BoRLP4 supports proposals relating to leisure facilities provided they are located within a sustainable location, which is accessible by a choice of transport. In view of this, Arrow Valley Country Park is an established leisure and tourist attraction which is in a sustainable location, in walking distance to bus stops.

Whilst the principle of development is considered acceptable it is still considered necessary to consider other material planning considerations.

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area. Paragraph 39.5 states that areas should be designed to ensure they make places better for people, and that community views should be taken into account in the design of development. Having regards to this, it is noted that Leisure Services carried out public consultation prior to commissioning the chosen play area design.

Further to the above policy, Policy 40 of the BoRLP seeks development of a good design including that which contributes to both public and private spaces. In order to achieve this, Policy 40 expects proposals to be of a high quality design which reflects or complements the local surroundings, is of an appropriate siting and layout, is accessible, and encourages community safety.

With regards to the above, whilst the play tower is a substantial size, it is made up of numerous elements which add interest to its visual appearance and break up its overall massing. Furthermore, the bright colours and patterned finish of the structure reflects the "wildlife theme" of the new play area, which in turn integrates into its outdoor setting. The play area is sited to the north of the lake, in a slightly elevation position, and the location of the tower is on the western side. Although the height of the tower means it is a prominent feature, it would be seen within the context of the developed park area and other equipment, including the zip-wire directly to the west. The siting of the proposed structure is therefore considered acceptable.

Community Safety and West Mercia Police have been consulted in relation to the proposal. The Community Safety Officer has noted that the equipment is stated to comply

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with the latest European Standards, and therefore is satisfactory in terms of quality and safety. In view of the height of the structure however, it has been suggested that signage is placed near to the equipment to alert users to the danger of climbing on the outside of the tower and that this should not be done. The potential for external climbing is a Health and Safety matter and it is for the site operator/installer to consider what warning or signage should be displayed, a fact that would apply to all the play elements on the site, not just the tower. The advice of the Community Safety is therefore added as informative so the applicant can take action as appropriate.

West Mercia Police raised no objections to the proposal.

As there are mature trees located to the south west of the proposal site, the Tree Officer has been consulted. The Tree Officer has noted that tree pruning has already taken place to facilitate the work that has already taken place on site. Notwithstanding this, no tree related objections have been raised in relation to the play tower. As any necessary future pruning of the trees would be carried out by the Council's Tree Officer, no conditions have been recommended for this application.

In view of location of the site, 400 metres from any neighbouring dwellings, the development is not considered to cause any adverse impact to residential amenity.

There have been no third party representations received as a result of public consultation.

Conclusion

The play tower subject to this application would enhance and improve an existing area of POS, which provides a valued leisure facility for the community. Given that the equipment would expect to attract a wide range of users to this community facility, the proposal scores highly in relation to the social aspect of sustainable development. The siting, design and appearance of the development is considered acceptable, and given that no technical concerns have been raised by consultees, it is considered that the proposal is in accordance with the Development Plan and therefore it is recommended that planning permission is granted subject to conditions.

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.

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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 - drawing no. CAS-64003-X6W5L1_PLANNING_01 at scale 1:2500

Site Plan - drawing no. CAS-64003-X6W5L1 at scale 1:1250

Kompan Design Approval Document - KDSM Identification: PCTG200112 at scale 1:50 & 1:100

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

Informative

The operator/installer are advised to consider signage alerting users to the dangers of climbing on the outside of the tower.

Procedural matters

This application is being reported to the Planning Committee because application site relates to land belonging to Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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13th January 2021

Planning Application 20/01340/FUL

4.7m play tower to form part of replacement play area

Morton Stanley Park, Windmill Drive, Redditch, Worcestershire.

Applicant: Mrs Jackie Boreham
Ward: West Ward

(see additional papers for site plan)

The case officer of this application is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site forms part of Morton Stanley Park, which is comprised of 95 acres of open space. The park was once a farm owned by William Morton Stanley who left the land in his will to the inhabitants of Redditch, to be used as a park. The park, however, was not opened until 1986, over 60 years after the death of William Morton Stanley.

The park lies to the north of Callow Hill and is accessed off Windmill Drive to the east and Green Lane to the west.

Proposal Description

The planning application relates to a 4.7 metre tall "play tower" which forms part of the replacement play area design proposed at Morton Stanley Park. The new play area will have a larger footprint than the existing play area, and will comprise toddler and junior areas which will host a large number of pieces of new play equipment, including sensory play. This park improvement scheme follows a successful tender bid from playground designers "Kompan" who put forward the successful playground design and have therefore been commissioned by Redditch Borough Council to build the play area.

Whilst Schedule 2, Part 12, Class A of the General Permitted Development Order (GPDO) allows for development comprising small buildings, works or equipment on land belonging to a local authority, this is subject to limitations. One such limitation is that the height of development cannot exceed 4 metres and therefore this planning application solely relates to the 4.7 metre tall play tower, which would exceed the relevant height limitation by 700mm. The remainder of the scheme is considered to benefit from planning permission by virtue of the GPDO.

The play tower subject to this application comprises a coloured steel structure formed of two levels, which includes a slide from the upper level, a vertical rope climb, curly climber, viewing platforms, and a number of tactile play panels.

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Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Relevant Planning History

No relevant planning history

Consultations

Cllr Dormer

No comments received to date

Cllr Thain

No comments received to date

Community Safety Officer

No objections provided the development complies with BS EN 1176.

West Mercia Constabulary

No objections or comments regarding this application.

Public Consultation Response

Two site notices were erected on site. No representations have been received to date.

Assessment of Proposal

Morton Stanley Park is designated as Primarily Open Space (POS) on the proposals map and therefore Policy 13 of the Borough of Redditch Local Plan no. 4 (BoRLP4) is most relevant when considering the principle of new development. The main aim of this policy is to ensure that designated POS is protected, and where appropriate, enhanced to improve its quality, value, multifunctionality and accessibility. Loss of POS is resisted unless a number of considerations are met.

With regards to the current proposal, the play tower forms part of an improvement scheme which is being undertaken in order to provide a more inclusive and higher quality play provision at the park, which would provide for children of a wide age range and would also include pieces of equipment for wheelchair users and autistic visitors. The play tower itself is multi-functional and would appeal to a wide range of visitors.

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Given that this development contributes towards an enhanced and improved area of POS which would increase its value, functionality and accessibility to more users, the proposal clearly meets the aims of Policy 13 of the BoRLP4, and therefore the principle of development is supported. Furthermore Policy 43 of the BoRLP4 supports proposals relating to leisure facilities provided they are located within a sustainable location, which is accessible by a choice of transport. In view of this, Morton Stanley Park is an established leisure facility which is located in an accessible and sustainable location, within walking distance of many residents.

Whilst the principle of development is considered acceptable it is still considered necessary to consider other material planning considerations.

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area. Paragraph 39.5 states that areas should be designed to ensure they make places better for people, and that community views should be taken into account in the design of development. Having regards to this, it is noted that Leisure Services have carried out public consultation which informed the choice of the chosen play area design.

Further to the above policy, Policy 40 of the BoRLP seeks development of a good design including that which contributes to both public and private spaces. In order to achieve this, Policy 40 expects proposals to be of a high quality design which reflects or complements the local surroundings, is of an appropriate siting and layout, is accessible, and encourages community safety.

With regards to the above, the proposed play tower would be one of the central pieces of equipment forming the new farmyard themed play area. The powder coated steel would be finished in bright colours which would integrate into the wider theme of the play area, and the various elements making up the play tower would result in a visually interesting structure. The play tower would be towards the western side of the new play area and would be seen in the context of the other play equipment. It is noted that the land forming the play area is relatively flat in topography. Notwithstanding this, as the tower would only be 700mm taller than a structure not requiring planning permission, its visual impact above this would be minimal. In view of this, the siting and appearance of the development is considered acceptable.

Community Safety and West Mercia Police have been consulted in relation to the proposal. The Community Safety Officer has raised no concerns subject to the equipment complying with European Standards. This has been confirmed to be the case. West Mercia Police have also raised no objections to the proposal.

In view of location of the site, approximately 100 metres from any neighbouring dwellings, the development is not considered to cause any adverse impact to residential amenity.

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There have been no third party representations received as a result of public consultation.

Conclusion

The play tower subject to this application would enhance and improve an existing area of POS, which provides a valued leisure facility for the community. Given that the equipment would expect to attract a wide range of users to this community facility, the proposal scores highly in relation to the social aspect of sustainable development. The siting, design and appearance of the development is considered acceptable, and given that no technical concerns have been raised by consultees, it is considered that the proposal is in accordance with the Development Plan and therefore it is recommended that planning permission is granted subject to conditions.

RECOMMENDATION:

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

Conditions:/Reasons for Refusal

- 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 - drawing no. CAS-71818-L6W8Q4 at scale 1:2500

Site Plan - drawing no. CAS-71818-L6W8Q4 at scale 1:1250

Morton Stanley Park Toddler & Junior Play Area - drawing no. CAS-71818-L6W8Q4 at scale 1:90

Kompan Technical Drawings - Identification: PCM111003 at scale 1:50 & 1:100

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

Procedural matters

This application is being reported to the Planning Committee because application site relates to land belonging to Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

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Planning Application 20/01320/S73

Amendment to condition 2 as per approval 2016/024/FUL

Amendments to site layout, with reduction in carparking bays, changes to building footprint and position, removal of steps in building (height). Adjustment to external levels. Amendments to elevations, including number and positions of dormers and windows. Omission of gate to undercroft. Amendments to internal layout and change in unit mix.

Former Redditch Trades And Labour Club, 38-40 Bromsgrove Road, Redditch, Worcestershire, B97 4RJ,

Applicant: Accord Housing Group
Ward: Central 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 application site formerly accommodated the Trades and Labour Club building (now demolished) and car park off Britten Street and Bromsgrove Road. The site is bounded by these roads that are designated Local Distributor Roads in Borough of Redditch Local Plan No.4. The site is an unallocated site in Local Plan No.4 but is within an established residential area of the Town.

The site is across the road to Ashleigh Works and along with No.s 20-22, The Elms (adjacent to the site), and 44, 52 Bromsgrove Road are locally listed.

Proposal Description

Permission is sought under section 73 of the Town and Country Planning Act 1990 to vary condition 2 of 2016/024/FUL which refers to the approved plans of that permission. Minor revisions to the scheme are proposed in respect to the car parking arrangements, internal and external alterations that consequently amend the number of bedrooms for the proposed flats.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1 Presumption in favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 17: Flood Risk Management

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Policy 19: Sustainable travel and Accessibility
 Policy 20: Transport Requirements for New Development
 Policy 22: Road Hierarchy
 Policy 31: Regeneration for Town Centre
 Policy 36: Historic Environment
 Policy 37: Historic Buildings and Structures
 Policy 39: Built Environment
 Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)
 NPPG National Planning Practice Guidance
 SPD Affordable Housing Provision
 SPD Open Space Provision
 Redditch High Quality Design SPD

Relevant Planning History

2016/024/FUL	Demolition of Redditch Trades And Labour Club and erection of 40 units, 26 No. 1 bedroom flats and 14 No. 2 bedroom flats.	Approved	02.10.2019
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Background information

Members may recall that an application (Ref: 2016/024/FUL) was considered at Planning Committee on 17 July 2019. The scheme included the demolition of the Trades and Labour Club and erection of 40 units, 26 No. 1 bedroom flats and 14 No. 2 bedroom flats.

Members may also recall that the application was considered favourably and was subject to a S106 planning obligation ensuring contributions towards:-

- Open space, equipped play and sport provision enhancements,
- Domestic and recycling bins,
- Town Centre enhancements,
- And provide 6 affordable units within the scheme.

Since the approval of the application, Accord Housing Association now have an interest in the site and propose to implement the scheme. Members may recall that on 4 Dec 2019 Members were requested to approve changes to the S106 obligation to reflect a change of tenure for the scheme. The housing association had requested a change in tenure to 100% affordable rent and for the contributions to be reduced to zero. This was accepted following the submission and consideration of a viability assessment.

The S106 obligation was amended to remove references to the contributions concerned and to require the developer to provide 40 affordable rent units in perpetuity.

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Consultations

Conservation Officer

The footprint of the proposed building appears to be similar to that approved by the 2016 application. The elevations in terms of massing have been modified. The revised scheme now has a two storey element immediately adjacent to The Elms, Bromsgrove Road, and then steps up more gently to three storeys and then four storeys on the corner of Bromsgrove Road and Britten Street. The corner component has a flat roof, while the other elements have pitched roofs with zinc effect dormer windows. The proposed windows are small pane metal framed windows, giving the building an industrial appearance, which sits better with the Ashleigh Works on the other corner of Bromsgrove Road and Britten Street. In terms of the nearby non-designated heritage assets, this is a much improved scheme compared to that granted permission by 2016/024 FUL.

Crime Risk Manager

No objections or comments

Highways Redditch

No objections and recommend conditions.

North Worcestershire Water Management

No objection to the amendments proposed to condition 2, drainage details to be submitted as imposed under condition 5 of planning application ref: 2016/024/FUL.

WRS - Contaminated Land

Worcestershire Regulatory Services (WRS) have reviewed the application in relation to contaminated land. WRS previously reviewed application reference 2016/024/FUL and recommended a condition for unexpected contamination. WRS consider that this recommendation is still valid and relevant to the application and should still apply.

Housing Strategy

No comments to make on the application.

Arboricultural Officer

Recommend conditions.

Waste Management

Happy with the waste collection arrangements.

Public Consultation Response

1 letter of objection

Main concerns centre around parking provision and the methodology used in the Transport Statement which is being used to justify just 21 parking spaces for 40 no flats. The statement refers to available on-street parking spaces within the locality and their usage capacity/stress. There have been long standing issues with parking availability on Vicarage Crescent which is why the parking restrictions were put in place. Vicarage View and Cemetery Lane also suffer from parking issues. Elm Road, Britten Street and Edward

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Street are often lined with parked cars due to people trying to avoid paying for parking at the railway station. I feel that justifying such a low provision of off-street parking, well below minimum parking standards, in this manner is wishful thinking and would have a severe detrimental effect to current residents in the locality as well as the new ones on this application site.

Assessment of Proposal

Revisions to the approved scheme are summarised as follows:-

1) Proposed flats mix has changed:

- The approved drawings provided 14 No. 2 bed flats and 26 No. 1 bed flats. The revisions now show 10 No. 2 bed flats and 30 No. 1 bed flats.
- The changes have been required in order to accommodate a plantroom and sprinkler tank room. Other internal alterations include improved communal internal circulation that has required changes to the mix of flats on the first and second floor.

2) Site layout:

- The gable end of the building has moved off the northern boundary to allow room for construction.
- Gates proposed for the undercroft have been removed to ease management of the site and aid collection of waste from binstore.
- Some trees, hedging, soft landscaping to the west boundary (with The Elms) will be partially removed at the rear of the site to accommodate parking bays.
- Due to further consideration of the site levels and the extent of the root protection area of existing trees, the proposed car parking layout would have an impact on significant trees and hedging. Therefore, the proposed 30 No. car parking spaces is proposed to be reduced to 21. This enables the retention and ensures the protection of the root protection area of the trees/hedging concerned.

3) Elevations:

- All steps within the building removed i.e ground floor all on one level, no intermediate stairs.
- Proportions of windows adjusted generally including the reduction of a number of windows on Bromsgrove Road and Britten Street elevation. Also access doors added to the plantroom and sprinkler room.
- Storey heights adjusted as previous plans did not allow for correct upper floor depths or service voids.

Officers consider the internal changes to the scheme to be acceptable. The revised elevational treatment does slightly simplify the overall design, however, the same materials approved under the previous scheme are still proposed, (two colours of red brickwork, terracotta blockwork, zinc dormers and metal double glazing in anthracite grey). The use of these materials, changes to the proportions of the windows, and simplifying the dormers has enhanced the scheme. Whilst there are slight changes to the

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overall height, the changes are minimal, but the slight reduction in height adjacent The Elms is welcomed. The Conservation Advisor has reviewed the revisions and considers the amendments to be an overall improvement to the approved scheme. Officers consider the elevational changes to be acceptable in accordance with policies 39 and 40 of the Local Plan No.4.

Revisions also include a reduction of car parking; this is necessary to protect the significant trees and hedging adjacent to The Elms.

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."

Policy 19 of the Local Plan (Sustainable Travel and Accessibility) focuses on the need to reduce private car use and increase the use of public transport. The County's 'Streetscape Design Guide' states that "for both residential and commercial developments in town and city centres the applicant may choose not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainably, the availability and capacity of public car parks, existing parking restrictions, the number of linked trips and the implementation of an approved Travel Plan or welcome pack."

One neighbour objection has been submitted in respect to the reduction in car parking. County Highways have considered the revised scheme. In addition, they have also considered the neighbour objection before making a recommendation. County Highways have no highway objections to the revised scheme as the site is located in a highly sustainable town centre location, within acceptable walking distance of amenities, bus route and bus stops as well as Redditch Railway Station and Bus Station approximately 180m from the site and as such gives residents reasonable access to alternative means of travel without relying on car travel.

The Highway Officer accepts the arguments put forward in the Transport Statement that supports the application, summarised below:-

- 30 cycle spaces that will be covered and secure will still be provided as part of the revised scheme.
- All 21 car parking spaces shall be provided with electrical vehicle charging points (only 2 were included in the previous scheme).
- The 21 residents' parking spaces will be numbered and allocated to individual flats according to need. Given that this site will be managed by an affordable housing company Redditch Co-op homes, (who are also part of the Accord Group), it is likely that the allocation of the car parking spaces will be adequately managed.
- There is scope to access alternative modes of transport as it is within 2 minutes' walk of the rail and bus stations. It is also within 5 minutes' walk to all key day-to-day facilities.

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County Highways have undertaken a robust assessment of the planning application and conclude that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

Conclusion

Officers consider the above revisions to this sustainable scheme to be acceptable.

The original legal agreement S106 (30th Sept 2019) set out that should a subsequent variation application be granted under S73 of the Act, that the permission referred to in that agreement would also include any subsequent S73 application. There is no need therefore for a new legal agreement to accompany this S73 proposal

Normally a change in bedroom numbers would have implications on contributions sought for open space provision. However, the revised S106 (Deed of Variation dated 20th December 2019) that also forms part of the development would be unaffected on this occasion.

RECOMMENDATION:

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

Conditions:

- 1) The development to which this permission relates must be begun not later than 2 October 2022.

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 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 materials to be approved shall be similar to those cited in Materials Specification Sheet Dwg. No. 206. 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) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

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

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

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

- 6) No development shall take place until a Written Scheme of Investigation for a programme of archaeological works have been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation.

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f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that any below-ground archaeological interests are properly discovered and protected to avoid any possible damage.

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

Reason: To protect any below-ground archaeological interests.

- 8) No 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.

- 9) 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.

- 10) No development above foundation level of the scheme hereby approved shall take place until details to include bird nesting boxes, bat roosting boxes, external lighting plans and appropriate native species planting have been submitted to and agreed by the Local Planning Authority in order to take account of the need to recreate habitat for wildlife and biodiversity in accordance with the Worcestershire Biodiversity Action Plan. The approved details shall be fully implemented prior to first occupation of the development.

Reason:- To ensure the creation of wildlife habitat and wildlife corridors within development and minimise impact of the development on the biodiversity.

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- 11) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on Dwg. No. to be defined.

Reason: To ensure conformity with submitted details.

- 12) The Development hereby permitted shall not be first occupied until the proposed indicated electric vehicle charging spaces as indicated on Dwg. No. (to be defined) have been fitted with an electric vehicle charging point in accordance with 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.

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

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

- 14) 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.

- 15) 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:-
- o Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
 - o Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
 - o The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
 - o Details of any temporary construction accesses and their reinstatement.
 - o A highway condition survey, timescale for re-inspections, and details of any reinstatement.

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'

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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.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development (more than 1000 sq metres of new commercial / Industrial floorspace), and as such the application falls outside the scheme of delegation to Officers.

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Planning Application Consultation Response

19/00976/HYB (Bromsgrove reference))

Hybrid application 19/00976/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations, associated works and an Outline application, with all matters reserved with the exception of access, for the construction of the remaining dwellings with the access point off Cookridge Close, Hawling Street and Weights Lane and including a new district centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

Land at Brockhill East, Weights Lane, Redditch, Worcestershire.

Applicant:
Ward:

Persimmon Homes Ltd
Closest Redditch Ward; Batchley and Brockhill.

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.

RECOMMENDATION:

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

Background

Bromsgrove District Council (BDC) has received a Planning Application for the development of the Brockhill East site as set out above (Application number 19/00976/HYB). As this application crosses Bromsgrove and Redditch administrative boundaries an identical application (19/00977/HYB) has been submitted to Redditch Borough Council (RBC) for consideration.

BDC has invited RBC to comment upon the proposed application within their administrative boundary and this response will inform their subsequent decision making on that proposal.

The application within the administrative boundary of RBC will be considered by Planning Committee in due course.

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Procedural Matters

This matter is reported to members because the scheme of delegation to planning officers which was in place at the time of the receipt of the request, requires that:

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

- The application is for major development (more than 1000sqm of commercial/industrial floorspace) where the recommendation is for approval
- Any application where the Council will be required to become a part to a s106 agreement
- Any application where two or more individual letters of objection from separate addresses raising material planning considerations are received from separate members of the public and the officer recommendation is for approval

Officer Appraisal

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

Conclusion

This response has been prepared as RBC is a consultee to the Planning Application hosted by BDC. The purpose of these comments is not to consider the merits of the application or provide a determination of that application, but it is an opportunity for RBC to provide a view on the Application.

The principle of housing on this site is in accordance with both the Bromsgrove District Plan (BDP) and Borough of Redditch Local Plan No4. This site forms part of the Brockhill development site in accordance with Policy RCBD1 'Redditch Cross Boundary Development'. The site is not within the Green Belt.

It is fundamental that the Application is in accordance with all 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. The site should be delivered as set out in the supporting documents submitted alongside the planning application, this includes the quantum of affordable housing, which should be delivered to meet the needs of Redditch.

**Redditch Borough Council Planning Policy comments for Brockhill East,
Weights Lane, Redditch Planning Application (19/00976/HYB)**

1. Background

1.1 Bromsgrove District Council (BDC) has received a Planning Application for the development Brockhill East site (Application number 19/00976/HYB). The Hybrid Application is for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane and an outline application for (with all matters reserved with the exception of access) for the construction of the remaining dwellings, with access points off Cookridge Close, Hawling Street and Weights Lane. The application also seeks outline approval for a new District Centre, new play facilities, new highway network and public open space. For information an identical application (19/00977/HYB) has been submitted to Redditch Borough Council as this application crosses Bromsgrove and Redditch administrative boundaries, the Redditch portion of the application will be going to Redditch Planning Committee for determination in due course.

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 for the portion of development in their administrative area.

2. The Site

2.1 The site is located to the north of Redditch Town, adjacent to the existing Brockhill area. It is part the allocated Brockhill Development Site, the constructed Phase 1 portion of the site lies to the south and Phase 2 (currently being constructed) which lies between Phase 1 and the railway line, again to the south of this application site (Phase 3). The Bromsgrove portion of the site lies within the Tardebigge and the Tutnall and Cobley Parish Council area.

3. Planning Policy

3.1 The Brockhill Cross Boundary site is designated within the Bromsgrove District Plan 2011 – 2030 (2017) 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 Brockhill site was removed from the Green Belt and became an allocation for housing development. Policy RCBD1 ‘Redditch Cross Boundary Development’ allocates the Brockhill site (of which this application site is part of) for up to 600 dwellings (note this application covers this site and the Brockhill site within Redditch (19/00977/HYB), hence the higher number of dwellings for the application).

3.2 The BDP Policy RCBD1 is included 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 3,400 to be accommodated within Bromsgrove District. Of the 3,400, 2,800 are to be accommodated at the Foxlydiate Site and approximately 600 as an extension to the existing Brockhill East Strategic Site (the subject of this planning application). The extension to the Brockhill East Strategic Site is crucial to enable the delivery of the housing strategy for Redditch over the plan period.

3.3 The Brockhill East Strategic Site within Redditch was allocated as part of the Borough of Redditch Local Plan No.4. Phase 1 has been constructed and Phase 2 is still currently under construction. Phase 1 and 2 of the Strategic Site are being delivered in accordance with the adopted Redditch Policy (Policy 46 of BoRLP.4) and will deliver residential development, employment land and a First School.

3.4 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.

3.5 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. Brockhill East Planning Application

4.1 As stated above it is not the intention of these comments 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 to inform the determination of the planning application.

Design

4.2 One of the key elements of this policy (Points 1.3 and XII) is to ensure the proposed development integrates well into the existing urban fabric of Redditch. It is considered that the location of the school and the proposed District Centre form a central, accessible location relative from the location of this application (Phase 3), Phase 1 and 2 of Brockhill.

4.3 The green swathes running through the proposals also assist to link the Strategic Site to its surroundings. The Planning Application site is located to the Northern edge of the Brockhill site that is currently under construction and therefore is the interface between the urban area and the Green Belt beyond. Being a pivotal location it is considered that the layout of the scheme still has potential to link these two areas for recreational purposes. The site should not be considered in isolation from the wider area both in design or

connectivity terms. The Design and Access Statement submitted by the applicants states that there is 32.1 ha of Green Infrastructure provided which is predominantly along the ridge and valley of the site, *“These areas will include formal and informal public open spaces, a network of footpaths, two play areas, three attenuation basins and the retained watercourse Red Ditch. The Green Infrastructure will link to existing open space surrounding the site to create a robust green network as part of the new development, assimilating within its landscape context.”* It is important these spaces are delivered in accordance with the strategy to ensure the site is connected and successful.

4.4 Point XII of RCBD1 seeks to ensure that high quality design is integral to the development area, including design that is locally distinctive to its surroundings. This is a large site, on the edge of Redditch and is one of the first things people see when entering the Borough, therefore it is essential that it demonstrates the quality of buildings that the Borough would wish to showcase for new housing in Redditch when entering the Borough.

Housing

4.5 Policy RCBD1 requires at Point I that 40% affordable housing is to be delivered. The Applicants letter to the Council dated 10th July 2019 states that 35% of affordable housing will be delivered (30% of affordable housing on dwellings in Redditch Borough and 40% of those in Bromsgrove District), this is also set out in the Affordable Housing Delivery Framework (Aug 2019). The Delivery Framework submitted by the applicants also sets out that of the 960 dwellings 365 will be affordable units (307 in Bromsgrove and 58 in Redditch, on the basis that 80% of total dwellings are to be delivered in Bromsgrove and 20% in Redditch). Officers wish to point out that all of the affordable housing (i.e. 365 units) must be to meet Redditch’s affordable housing needs.

4.6 Point I of RCBD1 also sets out that there should be a mix of house types and tenure, the type and tenure should be agreed with the Councils Housing Team. From the evidence presented there are two affordable bungalows to be provided, it is considered there should be higher proportion of affordable bungalows, it is also requested that a small amount of market bungalows are also provided, as this area of the market is consistently under catered for.

Transport

4.7 With regard to transport it has been noted that Worcestershire County Council have submitted a consultee response which requests further information and therefore have deferred their response until such information is provided. With regard to transport it will be for the Case Officer to determine that WCC Highways and any other transport consultees are satisfied with the proposals to ensure Points II and III of RCBD1 can be safely and satisfactorily discharged. In particular, in relation to Point II that mitigation is in place to ensure the safety and operation of the road network. Also, in relation to Point III, there is a requirement for an integrated and regular bus service. The Residential Travel Plan (June 2019) provided by the Applicants states at paragraph 4.2.3 *“Upon occupation of Phase 2, it*

is proposed to provide a bus service through Phases 2 and 3 of the wider Brockhill development, consisting either a new bus service or re-routing of an existing service. This would provide a high-quality bus link towards Redditch town centre from the development.” It is essential that this is delivered.

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 Brockhill 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. As mentioned in the response the site should be delivered as set out in the supporting documents submitted alongside the planning application, this includes the quantum of affordable housing, which should be delivered to meet the needs of Redditch.