



Planning Committee

Wed 28 Jul
2021
7.00 pm

Council Chamber
Town Hall
Walter Stranz Square
Redditch

REDDITCH BOROUGH COUNCIL

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a
difference*

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If you have any queries on this Agenda please contact

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GUIDANCE ON FACE TO FACE MEETINGS

Due to the current Covid-19 pandemic Redditch Borough Council will be holding this meeting in accordance with the relevant government guidance for face to face meetings of a local authority.

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

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

In advance of the Committee meeting, Members are encouraged to consider taking a lateral flow test, which can be obtained for free from the NHS website. Should the test be positive for Covid-19 then the Member should not attend the Committee meeting, should provide their apologies to the Democratic Services team and should self-isolate in accordance with national rules.

Members and officers are encouraged to wear face masks during the Council meeting, unless exempt. Face masks should only be removed temporarily if the Councillor requires a sip of water and should be reapplied as soon as possible. Refreshments will not be provided by the venue. Hand sanitiser will be provided for Members to use throughout the meeting.

The meeting venue will be fully ventilated, and Members may need to consider wearing appropriate clothing in order to remain comfortable during proceedings.

PUBLIC ATTENDANCE

Whilst the meeting is open to the public, due to the need to maintain social distancing, the amount of seating in the public gallery will be very limited.

Members of the public in attendance are encouraged to wear face masks, to use the hand sanitiser that will be provided and will be required to sit in a socially distanced manner at the meeting. It should be noted that members of the public who choose to attend in person do so at their own risk.

In line with Government guidelines, any member of the public who has received a positive result in a Covid-19 test on the day of a meeting should not attend in person and should self-isolate in accordance with the national rules.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments in light of the on-going Covid - 19 pandemic. For this meeting the options to participate in public speaking will be in person, by joining the meeting using a video link, or by submitting a written statement to be read out by officers.

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 address the Committee in person or via Teams.

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

Each group of supporters or objectors with a common interest will have up to a maximum of 10 minutes to speak, subject to the discretion of the Chair.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Team on 01527 64252 Extn.2884 or by email at sarah.sellers@bromsgroveandredditch.gov.uk before 12 noon on Monday 26th July.**
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting in person or 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 Monday 28th July.**
- 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, 28th July, 2021

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Michael Chalk (Chair)	Imran Altaf
	Julian Grubb (Vice-Chair)	Aled Evans
	Gemma Monaco	Karen Ashley
	Tom Baker-Price	Timothy Pearman
	Andrew Fry	

1. Apologies

2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. Confirmation of Minutes of the Planning Committee meeting held on 14th July 2021 (Pages 1 - 4)

4. Update Reports

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

5. Application 19/01264/FUL - Rockhill Farm Astwood Lane Feckenham Redditch B96 6HG - Mr Gora (Pages 5 - 12)

6. Application 21/00444/FUL - The Alexandra Hospital Woodrow Drive Redditch B98 7UB - Mr Lewin (Pages 13 - 20)

7. Application 20/01648/FUL - 5 Church Green West Redditch B97 4DY - Grillwich (Pages 21 - 28)

8. Application 21/00766/FUL - 11 Lilac Close Redditch B98 7EA - Redditch Borough Council (Pages 29 - 34)



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MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Julian Grubb (Vice-Chair) and Councillors Tom Baker-Price, Aled Evans, Karen Ashley, Brandon Clayton and Jennifer Wheeler

Officers:

Helena Plant, Steve Edden and Amar Hussain

Democratic Services Officer:

Sarah Sellers

1. APOLOGIES

Apologies for absence were received from Councillors Imran Altaf, Andy Fry, Gemma Monaco and Timothy Pearman.

Councillor Brandon Clayton attended as substitute for Councillor Monaco, and Councillor Jennifer Wheeler attended as substitute for Councillor Andy Fry.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. CONFIRMATION OF MINUTES OF PLANNING COMMITTEE MEETINGS HELD ON 14TH APRIL AND 28TH APRIL 2021

RESOLVED that

The Minutes of the Planning Committee meetings held on 14th April 2021 and 28th April 2021 be confirmed as a true record and signed by the Chair.

4. UPDATE REPORTS

There were no Update Reports.

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Chair

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5. APPLICATION 21/00631/FUL - ABBEY STADIUM SPORTS CENTRE BIRMINGHAM ROAD REDDITCH B97 6EJ - MR SCOTT BRINKWORTH ON BEHALF OF RUBICON LEISURE LIMITED

Creation of an outdoor functional fitness area and associated fencing and lighting works

Officers presented the application and described the layout and different components making up the outside gym and where it would be located in relation to the Abbey Stadium. There had been no objections and the application was coming before Members as the Council was the land owner.

RESOLVED that

Having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the conditions and informatives set out on pages 18 to 19 of the agenda.

6. APPLICATION 21/00810/FUL - PITCHEROAK MUNICIPAL GOLF COURSE PLYMOUTH ROAD REDDITCH B97 4PB - MR PAUL HAWKES ON BEHALF OF RUBICON LEISURE LIMITED

Proposed gazebo to provide shelter from the sun or rain for patrons of the Pitcheroak Municipal Golf Course

Officers presented the application and described appearance of the new gazebo structure and where it would be positioned in relation to the existing structures already in situ. There had been no objections and the application was coming before Members as the Council was the land owner.

RESOLVED that

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

7. PLANNING APPEAL OUTCOMES

Members considered a report summarising the outcomes of planning appeals for the period from November 2019 to July 2021 as set out in the table at pages 27 to 29 of the agenda.

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Officers answered a number of questions and it was noted that six appeals were dismissed, two were allowed and one was partially allowed.

RESOLVED that the contents of the report be noted.

The Meeting commenced at 7.00 pm
and closed at 7.22 pm

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Planning Application 19/01264/FUL**Erection of 2 x dwellings in lieu of 1 dwelling granted as part of the site's re-development under application 17/00451/FUL (Retrospective)****Rockhill Farm, Astwood Lane, Feckenham, Redditch, Worcestershire, B96 6HG****Applicant: Mr Gora**
Ward: Astwood Bank and Feckenham 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 forms part of the former Rockhill Farm complex. The former farm buildings are near completion of being converted to residential use. The application site is north of Feckenham Village, is within the Green Belt and is outside of the Village Envelope and the Conservation Area. The application site benefits from a vehicular access from Astwood Lane.

Proposal Description

Revise the scheme from 1 No. 4 bedroom dwelling to 2 No. 3 bedroom dwellings.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 5: Effective and Efficient use of Land

Policy 8: Green Belt

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

2014/159/OUT	Outline application with some matters reserved - Demolition of buildings and alteration of farmhouse with 9 no. new dwellings	Refused	14.08.2014
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2015/144/COU PRO	Change of use of Agricultural Barns into three dwellings	Refused	10.08.2015
2015/316/COU PRO	Change of use of Agricultural Barns into three dwellings	Prior Approval Refused	18.12.2015
AP2016/0003/ REF	Change of use of Agricultural Barns into three dwellings	Allowed at Appeal	12.07.2016
17/00451/FUL	Development at Rockhill Farm comprising: <ul style="list-style-type: none"> . conversion and extension of existing stables building; . conversion of barn to 2 x new dwellings; . demolition of existing barn and erection of new dwelling; . associated works including demolition 	Approved	01.08.2017

Consultations**Feckenham Parish Council**

Initially Feckenham Parish Council had no objection to this planning application.

Additional comments submitted 15.10.20

Object to application. The creation of a dwelling in the Green Belt is contrary to both policies of the NPPF and RBC. It is acknowledged that the sub division of an existing dwelling is an acceptable exception to these policies, as set out in paragraph 79 (d). In order for this to be a sub division of an existing property, there has, by definition, to be a single dwelling to be sub divided.

Barn 1 has not been constructed as a single dwelling in accordance with the approved documents, but as two dwellings. This is, the creation of a dwelling in the green belt without the benefit of a planning consent, not a sub division of an existing single dwelling.

In addition, there is a significant increase in volume intended in the amended submission, the original being a mono pitch roof, this proposal being dual pitched. Therefore, there is an increase in the harm to the openness of the green belt.

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North Worcestershire Water Management

The site is in flood zone 1 (low risk of modelled river and tidal flooding). There are records of frequent flooding to Astwood Lane.

The onsite drainage for the development is acceptable, however the offsite discharge is not constructed as shown on the as build drawings, NWWM are currently in the process of discussions between the developer (and their agents) and WCC highways to try and resolve these issues

WRS - Contaminated Land

WRS have reviewed the above planning application for potential contaminated land issues of which none have been identified. Therefore, WRS have no adverse comments to make in relation to contaminated land.

Highways Redditch

No objections and recommend conditions.

Public Consultation Response

1 letter of objection

Object to the additional building work on the grounds that it falls outside the granted application and the fact that the complex drainage requirements imposed on the build are now no longer adequate causing flooding to our property.

Assessment of Proposal

Retrospective permission is sought to regularise the provision of an additional dwelling within the application site.

Members may be aware that planning permission was granted (Ref: 17/00451/FUL) to redevelop the site for residential development. This involved the conversion of some of the former farm buildings and demolition of the large dutch barn that was located close to the road frontage. A new dwelling would be erected in its place.

The dutch barn which was in poor condition was 6.4m high at its highest point and 5.19m at its lowest. The volume of the dutch barn was approximately 1603 cubic metres. The approved replacement building that would provide a 4 bedroom dwelling would be located in the same position as the dutch barn and be single storey (floorarea 184sqm) with an overall height of 2.8m. Work on the redevelopment scheme commenced last year and progressed even during lockdown.

The building for the dwelling has been erected but not in accordance with the approved plans but rather in accordance with the plans that now form part of this application. This application is for 2 No. 3 bedroom dwellings within the same footprint of the approved 4 bedroom dwelling. The height of the building is also different. The approved dwelling comprised a very shallow mono pitched roof whereas this scheme (erected on site),

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provides a dual pitched roof with an overall height varying from 5.3-6.2m creating a total volume of approximately 848 cubic metres or thereabouts.

Principle of development

The application site is located within the Green Belt. Policy 8 of the Borough of Redditch Local Plan No. 4 would apply and states that applications for new development will be determined in line with national planning guidance on Green Belts. The National Planning Policy Framework (NPPF) states that new buildings within the Green Belt are considered to be inappropriate development subject to a closed list of exceptions as outlined in Paragraphs 145 and 146 of the NPPF.

The application does not accord with any of the exceptions to inappropriate development in the Green Belt and as such is considered to be inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering a planning application, substantial weight should be afforded to any harm to the Green Belt.

When the redevelopment application was considered under 17/00451/FUL, the officer at the time of determining the application acknowledged that the new dwelling and the proposal overall would result in a visual improvement of the site. These factors amounted to very special circumstances to justify the harm by reason of inappropriateness.

In respect to the current application, it is acknowledged that the additional dwelling would also represent inappropriate development. However, the scale of the revised scheme compared to the dutch barn that originally stood on site would have limited harm on the openness of the Green Belt, taking into account that the overall height of the scheme with a dual pitched roof would still be lower than the original building. It is noted that a shallow mono pitched roof was recommended by the officer at the time who dealt with the previous application, in order to minimise the impact of the new dwelling in this Green Belt setting. Whilst the revised height of the building with a dual pitched roof would be higher than that approved under the previous scheme, the revised roof is more in keeping with the former farm buildings especially when viewed from the road. It is considered that these factors amount to very special circumstances to justify the harm by reason of inappropriateness.

In respect to garden provision, the revised scheme is of a similar arrangement to that previously approved. Therefore, there would be no further harm to the openness of the Green Belt with respect to possible encroachment. Three car parking spaces were approved for the original dwelling. A total of 4 car spaces are required for the revised scheme and can be provided within the site without causing detriment to the openness of the Green Belt.

Policy 2 of the Local Plan No.4 provides a settlement hierarchy for development within Redditch in order to make it clear how settlements should be developed sustainably. The proposal site sits outside of the three areas listed within the hierarchy. Therefore,

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paragraphs 2.3 of the policy applies, which states development in this location should only provide for locally identified development needs.

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

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

Sustainable location

The NPPF sets out that housing should be located where it will enhance or maintain the vitality of rural communities. Whilst the site is located outside the identified settlement, it is adjacent to established residential dwellings with footpath links to the village. The site is located within walking distance of amenities, bus route and bus stops which are located within approx. 500m.

Amenity and impact of neighbouring occupiers

Adequate garden provision would be provided for each dwelling, although the shapes of the gardens are linear, the useable garden area is 160sqm and 325 sqm. Members will be aware that a minimum of 70 sqm of garden provision is required for new dwellings as stated in the Councils SPD on High Quality Design.

In respect to the impact on the neighbouring occupiers, the provision of the additional dwelling would not hinder the amenities of the neighbouring occupiers given the building is single storey. As such the proposal is in accordance with the SPD and policies 39 and 40 of the Local Plan No.4.

Highways

The Highways Authority have considered the site and raised no objections to the proposal. The application site benefits from an existing vehicular access and is in close proximity to amenities, a bus route and bus stops.

Drainage

There is an existing flood risk issue located at the junction of Swansbrook Lane and Astwood Lane. This matter has been raised as part of the public consultation of this application. Officers have been in dialogue with the applicant and North Worcestershire

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Water Management (NWWM) regarding the drainage arrangements that have been carried out for the redevelopment of the site in order to ensure that the revised development does not have an impact on the local flood risk issue. NWWM have clarified that the onsite drainage is acceptable, however the offsite discharge has not been constructed as shown on the as build drawings. However, NWWM are currently in the process of discussions between the developer and WCC Highways to try and resolve these issues.

This site was draining to the road before it was developed, and following development, the site has been attenuated to a level to ensure that any flooding from the site is likely to be minimal.

Whilst not a planning matter, NWWM have advised that they are currently working with landowners downstream of the flooding issue adjacent to this site to undertake works and maintenance to reduce the flooding issues affecting Astwood/ Swansbrook Lane road junction and adjacent properties. It's never possible to guarantee that flooding at this location will not re occur but it is understood that the proposed works will have a significant reduction in the frequency of flooding occurring in this area.

Other matters

At the time of drafting this report timber /plastic infill panels existed below the windows on the front elevation of the building. It is intended that the panels will be replaced with brickwork. This work will improve the appearance of the building as a whole. This work is intended to be carried out very soon. However, it is considered appropriate to impose a condition to ensure this work takes place prior to occupation.

Conclusion

The proposal would be inappropriate development in the Green Belt and would conflict with policy 8 of the Local Plan No.4. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. As mentioned in the body of this report, it is considered that very special circumstances apply on this occasion to justify the harm by reason of inappropriateness.

Notwithstanding this, paragraph 11 (d)(ii) of the NPPF state that for applications providing housing, where the Local Planning Authority cannot demonstrate 5 year housing land supply, permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

In this case, the scale of the building would be no higher than the original dutch barn, the scale of the development in terms of garden provision and hardstanding would be similar to those approved under Ref: 17/00451/FUL with no additional harm to the openness of the Green Belt. The revised roofline would be more in keeping with the surrounding former farm buildings and as such enhances the streetscene as a result.

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

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

RECOMMENDATION:

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

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings to be defined.

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

- 2 The Development hereby approved shall not be occupied until the proposed access gates have been set back 5 metres from the adjoining carriageway edge, and made to open inwards only.

REASON: In the interests of highway safety.

- 3 The proposed brickwork below the windows on the front elevation shall be implemented before the building is first brought into use.

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

- 4 The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

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

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of the same specification or a higher specification in terms of charging performance.

REASON: To encourage sustainable travel and healthy communities.

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

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

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the visual amenity of the area and the openness of the Green Belt.

Procedural matters

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

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Planning Application 21/00444/FUL

Creation of 2 new staff car parks and demolition of 2 existing staff carparks, plus creation of some additional infill car parking spaces around the trust site and repositioning of helipad

The Alexandra Hospital, Woodrow Drive, Redditch, Worcestershire, B98 7UB,

**Applicant: Mr Lewin
Ward: Greenlands Ward**

(see additional papers for site plan)

The case officer of this application is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises the Alexandra Hospital situated to the south of Redditch close to the boundary with Stratford upon Avon District. To the east of the site lies Tudor Grange Academy and to the south a new residential development accessed off Nine Days Lane. The hospital site itself is access off Woodrow Drive to the north of the site.

Proposal Description

The proposal seeks the removal of two staff car parks which are located in the north west corner of the site and their replacement. A new car park is proposed to the north east of the site along with a new helipad. An extension to the existing staff car park in the south eastern corner of the site is proposed as well as extended car parking to the south west of the site. As well as this some additional car parking and minor revisions to the public and staff parking layout across the hospital site are proposed.

Relevant Policies :

Policy 1: Presumption in Favour of Sustainable Development
Policy 16: Natural Environment
Policy 18: Sustainable Water Management
Policy 20: Transport Requirements for New Development
Policy 44: Health Facilities

NPPF National Planning Policy Framework (2019)
NPPG National Planning Practice Guidance

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Relevant Planning History

21/00447/OUT	Outline application for the removal of existing carpark and demolition of existing apartment buildings (Use Class C3). Proposed new residential development of up to 92 homes (Use Class C3) with all matters reserved (scale, layout, appearance, landscaping) except access.	Pending consideration
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Consultations**North Worcestershire Water Management**

No objections subject to recommended condition relating to the submission of a scheme of surface water drainage to be implemented before first use of the development.

Arboricultural Officer

No objections subject to recommended conditions and informative relating to tree protection measures and methods of construction.

Highways Redditch

No objection subject to conditions and informatives.

Public Consultation Response

A site notice was displayed on 15.04.21 which expired on 09.05.21
A total of 43 letters were sent on 12.04.21 which expired on 06.05.21

Two representations have been received as a result. The matters raised cover the following points:

- Negative carbon impact
- Removal of trees and shrubs which provides a screen to the hospital
- Impact of proposed lighting
- Poor air quality
- Increased risk of traffic on hospital roads
- Use of hospital ground which may be needed for expansion in the future

Assessment of Proposal**Principle**

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The Alexandra Hospital site is covered by Policy 44 of the Borough of Redditch Local Plan No. 4 (BoRLP) 'Health Facilities'. This states, at 44.3, that the Borough Council will continue to safeguard land with the curtilage of the hospital for development which is intended for genuine health related purposes. The reasoned justification outlines at 44.6 what the Local Planning Authority consider are genuine health related facilities. Car parking does not feature within this list. It is noted, however, at 44.4 that a review of healthcare services at the hospital may necessitate a more flexible approach to land use in the curtilage of hospital where it relates to the functioning of the hospital. In addition, it is noted that the applicant is the hospital itself, and the submitted design and access statement explains that the proposals have been prepared in view of Government directives requiring NHS Trusts to consider their land requirements. A result of this is the requirement to relocate the car parks in order to allow surplus land to be released for development.

Taking all these matters in to account it is considered that the NHS no longer has a need for the land subject to this application and as such the principle of redeveloping the site for car parking is acceptable.

Visual impact

The car parking will, in parts, encroach into areas of the hospital site which are currently landscaped and grassed over. This will visually change parts of the site. However, when the development is seen in the context of the existing hospital building and associated development and considering the development will not be prominent outside of the bounds of the hospital site it is considered that the visual impact of the proposal will be acceptable.

Highways

The highway authority has been consulted on the application and raise no objection, subject to the imposition of conditions. Importantly, a condition is recommended with respect to timing such that the existing car parking provision is not closed until the replacement parking is constructed.

Ecology

A preliminary ecological appraisal has been submitted with the application. No evidence of protected species was found at the application sites, however a series of recommendations have been made with respect to protected species when carrying out the works which can be adequately controlled by planning condition.

Amenity impact

One of the representations received raises the impact of the southern car park extension on the amenity of the occupiers of Whetstone Street which will be exacerbated by the removal of vegetation present along the boundary. Additional information has been

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sought which shows the proposed lighting arrangement and light spill from the car park extension. These plans indicate that any spill to the gardens of the properties on Whetstone Street will be limited. In addition, there is a robust boundary treatment between the application site and the residential properties which also benefit from garden lengths in excess of the current adopted standard. Taking all these matters in to account it is considered that the proposal development will not have a significant adverse impact on the occupiers of these dwellings sufficient to warrant refusal of planning permission.

RECOMMENDATION:

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

Conditions:

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

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

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

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

3. 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 should provide appropriate levels of surface water attenuation. This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the development hereby approved.

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

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

Reason: To safeguard the visual amenities of the area.

5. Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows

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which are shown as retained on the approved plans both on or adjacent to the application site shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

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

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

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

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

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

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

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

9. The Development hereby approved shall not commence until details of the provision of proposed dropped kerbs and tactile paving, where appropriate, associated with the various car parks have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

10. The Development hereby approved shall not be brought in to use until details of the proposed accessible car parking spaces have been submitted to and approved in writing by the Local Planning Authority and, thereafter, shall be kept available for disabled users as approved.

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REASON: To provide safe and suitable access for all.

11. The Development hereby approved shall not be brought into use until details of the proposed electric vehicle charging spaces have been submitted to and approved in writing by the Local Planning Authority and thereafter be retained on site.

REASON: To encourage sustainable travel and healthy communities.

12. The Development hereby approved shall not be brought into use until a draft Signage and Marking Strategy document, setting out appropriate changes to existing signage and road markings associated with parking and wayfinding, has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

13. To help prevent any indiscriminate parking during the construction phase, the existing car parks shall not be closed until all of the replacement parking has been built and is available for operational use.

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

14. The development hereby approved shall be carried out in complete accordance with the recommendations of the protected species survey by Worcestershire Wildlife Consultancy dated September 2020.

Reason: In order to protect any protected species which may be present on the site.

Informatives

1. You shall carry out all works in accordance with British Standard BS: 5837.12 document 'Guide for trees in relation to Construction 2012'.

Reason: To protect the health and condition the tree/s.

2. 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.
3. 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

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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 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 one month or other agreed timescale.

4. 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.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development and as such the application falls outside the scheme of delegation to Officers.

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Planning Application 20/01648/FUL

Change of use from E(a) Display or retail of goods, to E(b) Sale of food and drink for consumption on the premises and Sui Generis hot food takeaways. New Shopfront.

5 Church Green West, Redditch, Worcestershire, B97 4DY,

**Applicant: Grillwich
Ward: Abbey 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 relates to the ground floor unit of a three storey terraced building which is currently unoccupied, but was last in use as a clothing shop. The unit is located on Church Green West, within Redditch Town Centre, slightly to the north of the Kingfisher Centre and broadly opposite St Stephen's Church. The Redditch Local Plan proposals map shows that the site lies within a Retail Core and forms part of the Town Centre Strategic Site. In addition to this the site is located within the Church Green Conservation Area. The unit subject to this application fronts the public pavement and is situated between other commercial uses, with a hot food takeaway on one side and a recruitment agency on the other side.

Proposal Description

The application seeks permission for the change of use of the existing clothing shop to a restaurant and takeaway. The proposal also seeks permission for the installation of a new shopfront. Further information was sought during the application process to establish the split between the retail of food that would be consumed on premises and the retail of food which would be taken away from the premises. The applicant confirmed that the proportion of takeaway sales would be approximately 80% and the proportion of dining in sales would be approximately 20%. The proposal therefore seeks permission for a takeaway and restaurant use.

It should be noted that the planning use class system changed on the 1st September 2020, meaning that the retail of goods and the sale of food and drink for consumption on the premises now fall within the same planning use class, which is Class E. Prior to this date shops fell within Use Class A1 and restaurants and cafes fell within an alternative use class, Class A3. Notwithstanding this, as the proposal includes a hot food takeaway

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element, which continues to fall within a separate use class, 'Sui Generis', the proposal comprises a material change of use and requires express planning permission.

The main considerations for the proposal are the principle of development, having regard to the location of the site, and the design and appearance of the proposal, having regard to the impact of the proposal on the designated heritage asset, the conservation area. The impact of the proposal on residential amenity and technical matters including highways, noise and odour should also be considered.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
 Policy 20: Transport Requirements for New Development
 Policy 30: Town Centre and Retail Hierarchy
 Policy 31: Regeneration for Town Centre
 Policy 32: Protection of the Retail Core
 Policy 36: Historic Environment
 Policy 38: Conservation Areas
 Policy 40: High Quality Design and Safer Communities
 Policy: 41 Shopfronts and Shopfront Security

Others

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

Relevant Planning History

18/00795/FUL	Change of Use of upper storeys and part ground floor to form 2no. residential flats. Ground Floor retail use to remain.	Granted	10.08.2018
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Consultations

Conservation Officer

Whilst the existing shopfront to be replaced is an interesting example of a 60s/70s shopfront, following much discussion and several amendments the proposed shopfront would positively contribute to the character and appearance of the Conservation Area. It is recommended that joinery details and the final colour of the shopfront are required by condition.

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Highways Redditch

No highways objections to proposed change of use. The site is located within a town centre location and benefits from excellent public transport links. The site offers no parking however pay and display parking spaces are available locally, and spaces on surrounding roads and on the main road are also available.

WRS - Noise

No adverse comments. The proposed change of use seeks to introduce a food/takeaway business where the type of food to be prepared is 'low risk' from an odour perspective. Proposed ventilation equipment is more than adequate to control odour.

Public Consultation Response

This application was publicised by four neighbour letters, one site notice and a press notice, however no third party representations have been received as a result of this.

Assessment of Proposal

Principle of Development

Policy 30 of the Borough of Redditch Local Plan no. 4 (BoRLP 4) provides a retail hierarchy and states that the Town Centre is the preferred location for major retail developments. This policy also seeks to maintain the vitality and viability of the Town Centre by following a number of principles, including the promotion of appropriate reuse and redevelopment of land and existing floor space within or immediately adjacent to the Town Centre. In addition to this, Policy 31 of the BoRLP 4 relates to the regeneration of the Town Centre and offers a number of guiding principles to achieve this, including the improvement and diversification of the Town Centre and the improvement of the physical environment. This policy also identifies a number of priority projects, which include the enhancement of Church Green and improving the café and restaurant offer and the evening and night time economy. As the application site also lies within a retail core, Policy 32 of the BoRLP 4 is also relevant. This policy states that within the retail core planning permission for change of use from A1 to A2, A3, A4 or A5 will only be acceptable if the proposed use does not result in a continuous frontage of more than two non-retail units (units are defined as shopfronts with a width of about 6 metres). It also states that proposals for non-A1 uses that demonstrably contribute to the vitality and viability of the centre will be assessed on their own merits.

In view of this last policy, as there are already two hot food takeaways next to the application site, the proposal would result in a third continuous unit in a non-retail use. The applicant has, however, submitted justification in relation to this which highlights that whilst Policy 32 resists continuous non-retail uses, the policy was based on the old use class system where shops (Use Class A1) were distinguished from cafes and restaurants (Use Class A3). As these two uses now fall within the same planning use class they have suggested that this policy is somewhat out of date. Although this justification is noted, and it is agreed that clothing shop could now change to a café or restaurant without the need for planning permission, as the hot food takeaway element of the proposal means that

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planning permission is still required, this fall back position is only given moderate weight. However, having regard to Policies 30 and 31 of the BoRLP 4, the proposal would result in bringing a vacant unit back into use, enhancing the vitality of this part of the Town Centre. A desktop assessment has found evidence that the unit subject to this application has been vacant and marketed to let since at least July 2018. Given the importance of bringing the unit back into use to enhance vitality of the Town Centre, this matter is given significant weight. As the proposed development would also contribute to the guiding principles of regeneration, by improving the café and restaurant offer and the evening and night time economy, this also weighs in favour of the proposal. Finally, whilst two adjacent units are currently in use as takeaways, it is noted that there are a wide range of other commercial uses along Church Green West.

In view of the above assessment, the proposed change of use of 5 Church Green West is considered acceptable in principle.

Conservation Area and Design

The application site occupies a position within the Church Green Conservation Area and therefore Policy 38 of the BoRLP 4 requires proposals to conserve and enhance its character and appearance. Detailed guidance on shopfronts is provided in the Redditch High Quality Design Guide. The conservation officer has provided comments in relation to the application and has noted that the existing shopfront is an interesting example of a 1960s/1970s shopfront, with good detailing including the recessed doorway and stallrisers at the base of the shop. Whilst its large display window is a typical design used by shoe shops of this era, it is acknowledged that it is not the best design for a potential café or takeaway.

After much discussion with the applicant and following a series of amendments the proposed drawings reflect the shopfront guidance within the Council's SPD, and provided that the proposal is executed, in terms of detailing and finish, the new shopfront should positively contribute to the character and appearance of the Conservation Area. The proposed design is relatively simple, while picking up on some of the detailing found in historic shop fronts. It has also been possible to incorporate a ventilation grille above the door which will avoid the requirement to have a large ventilation duct to the rear of the property, which are often unsightly.

Although the conservation officer has confirmed that the proposed design complies with the relevant historic environment policies and the guidance in the SPD, given that the final finish and appearance of the proposal is important, conditions have been recommended for joinery details and final colour choice of the shopfront.

Noise and Odour

Worcestershire Regulatory Services (WRS) have provided comments in relation to the scheme and have confirmed that as the type of food to be prepared, grilled sandwiches, is deemed 'low risk' from an odour perspective, they have no adverse comments to make in relation to the application. WRS also raised no objection to the proposal on noise grounds. During the course of the application, further details were provided in relation to

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the extraction equipment that would be installed. WRS have reviewed these details and as the system would seek to achieve a 'high level' of odour control, this would be in excess of the requirements for this particular business and therefore provides more than adequate to odour control. As the proposed system would allow a broad range of cooking to be carried out without the risk of odour, it is noted that this equipment might future proof the unit for other prospective occupiers.

Residential Amenity

It has been confirmed that there are residential flats above the ground floor commercial unit of the premises and thus it is necessary to consider the residential amenity of the occupiers of the existing flats. Whilst WRS have raised no objections to the change of use or installation of extraction equipment on noise or odour grounds, it is noted that the proposed use relative to the existing use would likely generate an increased level of noise and disruption from activities such as cooking and cleaning and also from the later opening hours. In view of these matters, consideration is given to the fallback position whereby a restaurant could occupy the unit without the need for planning permission and would not be restricted by fixed opening hours. This use could generate similar noise impacts through cooking and cleaning activities, although would unlikely generate the number of comings and goings that a takeaway use would. Notwithstanding this, as there are two existing takeaway uses adjacent to the application site, it is not considered that this change of use would result in an unacceptable impact to amenity levels, over and above the existing situation. It is also noted that there is an opportunity to restrict opening hours by condition as part of this current planning permission. In view of this, the applicants have proposed opening hours to be between 11am-11.30pm, which would seem to strike an acceptable balance between enhancing the night time economy by catching evening trade and ensuring residential amenity is not detrimentally harmed.

Based on the above, the proposal is considered acceptable on residential amenity grounds.

Highways

Worcestershire County Council Highways have reviewed the proposal and have noted that the application site benefits from excellent public transport links with bus services operating on Church Green, leading towards the City Centre and throughout Redditch, with Redditch Station approximately one mile away. Whilst they have noted that the site offers no parking, as there are numerous pay and display parking spaces available locally, and spaces on surrounding roads, they have raised no objection to the proposal on highways grounds.

It is noted that there is an ongoing local issue in the vicinity in relation to commercial waste being left on the public highway. This can have implications on highway safety and public health, as well as having a negative impact on the visual amenity of the area. The proposed floor plans for this current application have indicated a dedicated indoor storage area for bins, and therefore it is not considered that the proposal would exacerbate this local issue.

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Conclusion

The proposal seeks planning permission to change the ground floor retail unit of 5 Church Green West to a restaurant and takeaway use and also seeks permission for a new shopfront. The application site lies within the retail core of Redditch Town Centre and therefore Policy 32 of the BoRLP 4 states that a change of use is only acceptable if it does not result in a continuous frontage of more than two non-retail units. Whilst this current proposal would see three non-retail units in succession, due to the recent changes to the planning use class order, the application site could be converted to a restaurant or café without the requirement of planning permission. In addition to this the proposal would enhance the vitality of this part of Redditch Town Centre by allowing a currently vacant unit to resume commercial operation. The proposal would also contribute to the night time economy and the provision of café and restaurant offer in the local area which is encouraged by Policy 31 of the BoRLP 4. The replacement shopfront would be of a design and finish that would ensure that the character and appearance of the conservation area is sustained, and further to this, no issues in relation to highways, noise and odour or residential amenity have been identified in relation to the proposed change of use.

In view of the above planning balance and having regard to the benefits of the proposal that have been identified, 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.

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 and Site Plan - drawing no. 2020-254-001

Proposed Plans - drawing no. 2020-254-004 Rev F

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

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- 3) Prior to their installation the following details shall be submitted to and approved in writing by the Local Planning Authority.
- o Full details of all external materials to be used
 - o Details of the final colour of the shopfront
 - o Joinery details at a scale of 1:2

The relevant works shall then be carried out in accordance with these agreed details.

Reason: To protect the character and appearance of the conservation area.

- 4) Prior to first use of the development hereby approved the SEL355/2-1AC extractor fan shall be fitted and in operation. The said extractor fan shall be maintained for the lifetime of the development or replaced with an equivalent extractor fan.

Reason: To ensure that odour and noise nuisances are adequately mitigated.

- 5) The area of waste refuse, as indicated on approved floor plan 2020-254-004 rev F, shall be retained for these purposes only for the lifetime of the development.

Reason: To maintain the appearance of the conservation area.

- 6) The premises shall only be open for trade between 11am to 11.30pm on any day of the week. All cleaning of equipment and utensils shall be completed by 12am.

Reason: In order to protect residential amenity.

Procedural matters

This application is being reported to the Planning Committee because the proposal includes a change of use of a premise to a hot food takeaway and as such, falls outside the scheme of delegation to Officers.

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REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**28th July 2021

Planning Application 21/00766/FUL**Proposed rebuild of property following fire damage.****11 Lilac Close, Redditch, Worcestershire, B98 7EA.****Applicant: Redditch Borough Council**
Ward: Central 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 is a semi-detached property, which lies within the residential area of Southcrest, to the south of, and in close proximity to Redditch Town Centre. Lilac Close comprises 16 semi-detached dwellings, which are mostly uniform in their appearance and finish. The pairs of dwellings are spaciouly positioned along Lilac Close with the application site occupying a prominent position close to the head of the cul-de-sac. Shared parking areas are positioned to the east on entry of Lilac Close and also at the head of the cul-de-sac. A large area of green open space is also positioned around the head of the cul-de-sac, to the front of the dwellings; however private garden areas of sited to the rear of the properties.

11 Lilac Close is a Council owned property and forms the left side of a pair of semi's. The dwelling has recently been subject to significant fire damage, meaning the current state of the building is poor and beyond repair.

Proposal Description

Given the current state of the property, the application seeks full planning permission for the demolition of the existing semi-detached property and for the re-building of the property to closely match the former dwelling it replaces. The proposal would mirror the size, positioning, design, detailing and material finish of the dwelling which was subject to the fire damage. In doing this it would also closely resemble the semi-detached property to which it would attach, number 12 Lilac Close. The proposal would also retain the garden area to the rear and would not affect the landscaping to the front. The replacement house would remain as part of the housing stock of Redditch Borough Council.

Relevant Policies :

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Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 5: Effective and Efficient use of Land

Policy 17: Flood Risk Management

Policy 20: Transport Requirements for New Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

No Relevant Planning History

Consultations

Highways Redditch

No highways objections raised.

North Worcestershire Water Management

No objections raised and it is not deemed necessary to attach a drainage condition.

Suggest that sewer connections are used rather than soakaways.

Public Consultation Response

Seven neighbour letters were sent and one site notice was erected in relation to this application; however no representations have been received from the public.

Assessment of Proposal

The application site is located within the urban area of Redditch, which is defined in Policy 2 of the Borough of Redditch Local Plan no. 4 (BoRLP4) as a sustainable location for development, offering the highest level of services. The principle of new residential development or in this case, a replacement dwelling in this location is therefore acceptable, as it provides good access to services and facilities for day to day living. The principle of a replacement dwelling is therefore supported subject to other considerations including character and appearance, residential amenity, highway safety and other technical matters.

Character and appearance

Policy 5 of BoRLP4 states that efficient use of land must be sought in new development schemes and Policy 39 of the BoRLP4 echoes this requirement but also states that

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development should contribute positively to the surrounding environment. Similarly, Policy 40 of the Local Plan expects development to be of a high quality design that reflects or complements local surroundings and materials.

The properties in Lilac Close are regular and simple in appearance. They are two storey with deep hipped roofs and are predominantly red brick with tiled roofs. They also typically comprise an arched storm porch on the front elevation, chimney features and a symmetrical arrangement of windows and doors. Most also seem to possess a flat roof single storey extension to the side of the main dwelling. Prior to fire damage, 11 Lilac Close was characteristic of this appearance and therefore positively contributed to this uniform group of dwellings and also views from the street scene.

The proposed elevation drawings have closely reflected the design details of the former dwelling, incorporating the roof design and chimney feature, the porch detailing, the positioning of windows and doors and the brick headers above the windows and doors. The materials are proposed to match the former materials; and this can be controlled by planning condition.

The internal layout of the replacement dwelling will largely reflect the former layout, however the kitchen and dining area which were previously separate rooms would become open plan.

In view of the above, re-building the property to closely match the appearance of the former dwelling and the dwelling to which it would attach to would ensure the efficient use of land for housing whilst retaining and restoring the established character and appearance of the street scene. As the current appearance of the property has been negatively affected by the fire damage, the proposed replacement dwelling would make a positive contribution to the surrounding environment and would therefore meet the aims of Policies 5, 39 and 40 of the BoRLP 4.

Residential Amenity

Paragraph 127(f) of the NPPF states that planning decisions should seek a good standard of amenity for existing and future occupants of land and buildings. Furthermore, the Borough of Redditch High Quality Design SPD provides further guidance in relation to residential amenity, seeking to protect against adverse loss of light, outlook, privacy and overbearing impact.

Given that the proposed development would be of exactly the same size and positioning as the dwelling it would replace, and as the location of windows and doors would not change, it is not considered that there would be any detrimental harm arising to the matters listed above. It is noted, however, that the houses along Lilac Close are spaciouly sited and thus generally offer a high standard of residential amenity. The Council's SPD requires a two storey dwelling to provide a private garden area of a minimum of 10.5 metres in length and 70 square metres in area. The rear garden area of the replacement dwelling would be the same as existing and would comply with the size

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standards outlined within the SPD, providing a length of 22 metres and an area of 175 square metres.

Based on the above assessment, the proposal raises no concerns in relation to residential amenity.

Highways

Whilst it is noted that the parking arrangements on Lilac Close are shared and not allocated, given that the proposed development would replace the fire damaged property with a closely matched property of the same size, Worcestershire County Council Highways have raised no objections to the proposal on highways grounds. The highways officer has further observed that cycle parking could be located within the ground floor store room. The provision of cycle storage for the replacement dwelling could be secured by condition in the event that planning permission is granted.

Drainage

With regards to drainage, the application site falls within flood zone 1 and is not considered to be of significant risk for fluvial flooding. Whilst the Environment Agencies flood mapping shows some surface flooding in and around the site, given that the proposed dwelling would be of the same size and location, it should not exacerbate any local surface flooding. Due to this, the drainage officer has raised no objections and has not deemed any drainage conditions necessary. Whilst the application form states that soakaways would be used for the disposal of surface water, the drainage officer has confirmed that soakaways are not suitable in this particular area, and existing sewer connections for foul and surface drainage should be utilised instead. This recommendation can be brought to the attention of the applicant by a suitably worded informative, however these matters will ultimately be dealt with under a building regulations application.

Other Matters

No other technical matters have been raised during the course of this application and no third party representations have been received.

Conclusion

The Council cannot currently demonstrate a five year supply of housing land and therefore paragraph 11 and footnote 7 of the NPPF together state that for applications involving the provision of housing, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The proposal would provide one dwelling to the local housing stock of Redditch Borough Council, whilst making efficient use of land. The proposal would restore the appearance of the street scene by rebuilding the fire damaged dwelling in an appropriate scale, design and finish to match the appearance of the other dwellings within the uniform street scene. Given that the house would be built in the same position and would be the same size as the house that it would replace, there would be no harm arising to the residential

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amenity of any neighbouring occupier. The proposal would also provide a high standard of amenity for future occupiers of the new dwelling. No harm has been identified in relation to any technical matter, including highway safety and drainage, and therefore it is concluded that there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits. It is therefore considered that planning permission should be 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.

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 and Block Plan - drawing no. 202104 00
Ground Floor plan as Proposed - drawing no. 202104 107
First Floor plan as Proposed - drawing no. 202104 108
Front Elevation as Proposed - drawing no. 202104 109
Rear Elevation as Proposed - drawing no. 202104 110
Side Elevation as Proposed - drawing no. 202104 111
Section A-A as Proposed - drawing no. 202104 112
Section B-B as Proposed - drawing no. 202104 113

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

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the attached property, number 12 Lilac Close.

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

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- 4) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking for two cycles per dwelling have been provided on site. Thereafter the cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Worcestershire County Council's highway design guide.

- 5) Prior to any works taking place on site, a management plan relating to the demolition of the remaining dwelling and the construction of the new dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Details within the management plan shall include but shall not be limited to: timing of works, method of demolition, details of access to the site, location of parking for contractors, location and timing of deliveries, and location of the storage of materials. The details approved shall then be adhered to for the duration of all works at the site.

Reason: Due to the constraints of the site and in the interests of protecting neighbouring amenity. This condition is required prior to any works taking place on site in order to protect the residential amenity of neighbours during early stages of development on site.

Informatives

- 1) The applicant is advised that soakaways would not be a suitable solution for the disposal of surface water at this site. It is instead advised that the existing sewer connections for foul and surface drainage should be utilised. This matter should be further investigated at the building regulations stage of development.

Procedural Matters

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