



Planning Committee

Wed 25 May
2022
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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Tel: 01527 881406**

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GUIDANCE ON FACE TO FACE MEETINGS

At the current time, seating at the meeting will be placed in such a way as to achieve as much space as possible for social distancing to help protect meeting participants.

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Pauline Ross (p.ross@bromsgroveandredditch.gov.uk)

GUIDANCE FOR ELECTED MEMBERS ATTENDING MEETINGS IN PERSON

Members and Officers who still have access to lateral flow tests (LFTs) are encouraged to take a test on the day of the meeting. Meeting attendees who do not have access to LFTs are encouraged not to attend if they have common cold symptoms or any of the following common symptoms of Covid-19 on the day of the meeting; a high temperature, a new and continuous cough or a loss of smell and / or taste.

Whilst the Council acknowledges that it is no longer a legal requirement to wear face coverings, we would really appreciate if the Members who attend a meeting in person would consider wearing a face covering throughout the meeting unless they are exempt or speaking.

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

Members of the public will be able to access the meeting if they wish to do so. However, due to social distancing arrangements to ensure the safety of participants, there may be limited capacity and members of the public will be allowed access on a first come, first served basis.

Whilst the Council acknowledges that it is no longer a legal requirement to wear face coverings, we would really appreciate if members of the public who attend a meeting in person would consider wearing a face covering throughout the meeting unless they are exempt or speaking. It should be noted that members of the public who choose to attend in person do so at their own risk.

Members of the public are strongly encouraged not to attend the meeting if they test positive for Covid-19 on the day of a meeting or up to 5 full days before a meeting. Should the member of the public test positive for Covid-19 on the meeting or up to 5 full days before the meeting then they are expected not to attend the meeting.

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 will be in person, by joining the meeting using a video link, or by submitting a 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 Pauline Ross from the Democratic Services Team on 01527 881406 or by email at democratic@bromsgroveandredditch.gov.uk before 12 noon on Monday 23rd May 2022.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those using the video link will be provided with joining details for Microsoft Teams. 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 Monday 23rd May 2022.
- 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.**

- 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, 25th May, 2022

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Please note that membership of this Committee will be confirmed following the Annual General Meeting of the Council on Monday 23rd May 2022

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 meeting of Planning Committee held on 16th February 2022 (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 22/00163/FUL - 32 Parsons Road, Redditch, Worcestershire, B98 7EQ - Mrs B. Houghton (Pages 5 - 8)

6. Application 22/00468/OUT - Land at Corner of Lodge Road and Union Street, Smallwood, Redditch, B98 7BP - Redditch Borough Council (Pages 9 - 20)

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Planning Committee

Wednesday, 16 February 2022

MINUTES

Present:

Councillor Michael Chalk (Chair), Councillor Julian Grubb (Vice-Chair) and Councillors Karen Ashley, Tom Baker-Price, Aled Evans, Andrew Fry, Timothy Pearman and Emma Marshall

Officers:

Helena Plant, Amar Hussain and Claire Gilbert

Democratic Services Officer:

Sarah Sellers

55. APOLOGIES

Apologies for absence were received from Councillor Gemma Monaco and Councillor Imran Altaf. Councillor Emma Marshall attended as substitute for Councillor Monaco.

56. DECLARATIONS OF INTEREST

Councillor Emma Marshall declared an Other Disclosable Interest in agenda item 8 in that she had previously made public comments regarding the application in her role as one of the ward councillors for Greenlands. Councillor Marshall left the meeting during the consideration of agenda item 8 and played no part in the debate or the vote.

57. CONFIRMATION OF MINUTES OF THE MEETING OF PLANNING COMMITTEE HELD ON 19TH JANUARY 2022

RESOLVED that

The Minutes of the Planning Committee meeting held on 19th January 2022 be approved as a true record and signed by the Chair.

58. UPDATE REPORTS

There was no update report.

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Chair

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59. **APPLICATION 21/00249/FUL - LAND NORTH OF DROITWICH ROAD DROITWICH ROAD FECKENHAM WORCESTERSHIRE - SARAH WATTS**

Change of use from agriculture to a mixed use of agriculture and the keeping of horses, erection of two mobile stables, a mobile hay store and retention of a vehicular access and parking area.

The Chair announced that this item had been withdrawn from the agenda.

60. **APPLICATION 22/00003/FUL - UNITS 58 TO 69 AND 82 TO 90, HEMING ROAD, REDDITCH, WORCESTERSHIRE, B98 0EA - THREADNEEDLE PROPERTY UNIT TRUST C/O WORKMAN LLP**

Alterations to roof parapets to accommodate the repair / replacement of existing flat roofs

Officers presented the application which related to 4 stand alone buildings located at the Washford Industrial Estate containing a total of 21 industrial units with varying footprints.

The proposal before Members was for alterations to the existing roof parapets to accommodate the repair and replacement of the existing flat roofs.

Officers took Members through the plans and images in the Site Plans and Presentations Pack. It was noted that application was compliant with the relevant policies and given the minimal increase in height proposed the application was not judged to have any negative impact on the character of the area or the existing amenities of nearby occupiers.

Members were advised that the publicity period for the application would not expire until 20th February and as such officers were seeking delegated powers to grant the application following the expiry of the publicity period.

RESOLVED that

Having regard to the development plan and to all other material considerations, Delegated Powers be granted to the Head of Planning, Regeneration and Leisure Services to GRANT planning permission following the expiry of the publicity period and subject to the conditions set out on pages 34 to 35 of the Agenda.

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61. **APPLICATION 22/00027/FUL - THORLUX LIGHTING, MOONS MOAT NORTH INDUSTRIAL ESTATE, MERSE ROAD, REDDITCH, WORCESTERSHIRE, B98 9HL - MR ADAM PEAT**

Installation of solar PV panels on the exiting roof

Officers presented the application and in doing so updated Members that County Highways had provided a consultation response that there were no highways implications and as such there were no highways objections.

Members were advised that the proposed works to the site at Thorlux Lighting on North Moons Moat Industrial Estate would consist of the installation of solar panels on the southern part of the existing roof of the building, solar panels having already been installed on the northern part of the roof in 2019.

Officers took Members through the plans and images in the Site Plans and Presentations Pack. It was noted that application was compliant with the relevant policies and would allow the applicant to generate renewable energy and decrease their carbon use, with the solar panels providing 36% of the sites annual electricity demand.

Members were advised that the publicity period for the application would not expire until 20th February and as such officers were seeking delegated powers to grant the application following the expiry of the publicity period.

Councillor Fry asked for it to be noted that the title of the industrial park where the application site was located was “North Moons Moat” Industrial Estate.

RESOLVED that

Having regard to the development plan and to all other material considerations, Delegated Powers be granted to the Head of Planning, Regeneration and Leisure Services to GRANT planning permission following the expiry of the publicity period and subject to the conditions set out on pages 39 to 40 of the Agenda.

62. **APPLICATION 21/01810/PRIOR - GREENLANDS BUSINESS CENTRE, STUDLEY ROAD, REDDITCH, WORCESTERSHIRE, B98 7HD - JOHN HOMER ON BEHALF OF REDDITCH BOROUGH COUNCIL**

Installation of a Solar Photovoltaic System to existing roof of the existing business centre – 100no Vertex S Monocrystalline Modules

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Officers presented the application which related to the installation of solar PV equipment on the roof of the Council owned business centre.

It was explained to Members that this was a “prior notification” application whereby notice of proposed works were given and assessed by the LPA against a specific list of predetermined criteria set out in the General Permitted Development Order (GPDO).

Members were referred to the specific Class J criteria as set out on page 42 of the agenda. Officers had assessed the proposal and found it to be compliant with the relevant criteria including as to height, position and method of fixing, and use of anti-glare coating on the panels. It was not considered that the panels would be highly visible from within the street scene or neighbouring land.

Whilst the matter had been reported to Planning Committee as the applicant was the Council and officers did not have the ability to determine the application under delegated powers, the recommendation was that prior approval would not be required and Members were asked to resolve this and to impose the two standard conditions set out on page 43.

RESOLVED that

Having regard to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and to all other material considerations :-

- 1. that prior approval is not required; and**
- 2. that the development shall be carried out in accordance with the conditions set out on page 43 of the agenda.**

[Councillor Emma Marshall declared an Other Disclosable Interest in relation to this agenda item in that she had previously made public comments regarding the application in her role as one of the ward councillors for Greenlands. Councillor Marshall left the meeting during the consideration of this agenda item and played no part in the debate or the vote.]

The Meeting commenced at 7.00 pm
and closed at 9.19 pm

**PLANNING
COMMITTEE**25th May 2022

Planning Application 22/00163/FUL**Rear ground floor extension and internal alterations.****32 Parsons Road, Redditch, Worcestershire, B98 7EQ, ,****Applicant: Mrs Bev Houghton
Ward: Central Ward****(see additional papers for site plan)**

The case officer of this application is Lauren Hemmings, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3258 Email: lauren.hemmings@bromsgroveandredditch.gov.uk for more information.

Site Description

Parsons Road consists primarily of semi-detached properties. The application site is a semi-detached dwelling located on a corner plot with the front elevation located on Parsons Road and the side elevation located off Laurel Close. The dwelling currently has a conservatory at the rear of the house. The side and rear elevation can be seen from the street scene of Laurel Close and as you look down Parsons Road. It is noted that the ground levels differ, therefore 32 Parsons Road is set down lower than Laurel Close.

Proposal Description

The proposal involves removing the existing conservatory and replacing it with a single storey rear extension to accommodate a larger kitchen, a shower room, a utility and a study on the ground floor. The proposal also consists of internal alterations to the property, converting an existing bedroom into a family bathroom on the first floor.

The proposed extension will project 4.0m from the rear of the dwelling, have a width of that of the existing dwelling, a height of 3m from the floor level and 4.3m from the rear garden level. The proposed extension will have a flat roof with one roof light, a small side window, a door opening out onto the terrace with steps leading down to the garden and one rear window. A larger window will also be added to the side of the existing dwelling, to a replace a smaller existing window.

The proposed materials are UPVC double glazing to match the existing and a rendered finish to the extension.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

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Others

NPPF National Planning Policy Framework (2021)
 NPPG National Planning Practice Guidance
 National Design Guide
 Redditch High Quality Design SPD

Relevant Planning History

1995/342/FUL Construction Of Parking Forecourt

21.09.1995
GRANTED**Consultations****Public Consultation Response**

3 neighbour letters were sent on the 24th of February 2022 and expired on the 20th of March 2022. No neighbour representations have been received as a result of the publicity.

Assessment of Proposal

The site is located within a residential area where it is considered that the principle of residential development is acceptable, subject to Policy 39 and Policy 40 of the Borough of Redditch Local Plan, the provisions of the NPPF and guidance set out in the Borough of Redditch High Quality Design SPD.

It is noted that the existing property has a brick work finish, whereas the proposed finish to this extension is rendered. Para. 3.1.5 of the SPD as set out above states that extensions should complement the original property and thus matching bricks, roof tiles or other facing materials in form, colour and texture should be used. However, the applicant's agent has justified the use of render stating that *"the extension will be behind 1800mm fence panels at the side and rear so we believe the majority of this will be hidden. Also, opposite the house there are a couple of houses that have been rendered to the front of the house"*. A site visit was undertaken on the 1st of March by the case officer, and it was identified that several properties down Parsons Road have render that is visible in the street scene. Therefore, in this instance this justification and the proposed use of render as a finish to the extension is considered acceptable.

No representations have been made in respect to the proposal. The proposal is otherwise considered acceptable as the design, scale and appearance are all sympathetic to the main house and the street scene of Parsons Road. The proposal would not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings with regards to loss of light, outlook or privacy despite difference in levels. The proposal is considered to comply with Policies 39 and 40 of the Borough of Redditch Local Plan, the High-Quality Design SPD as set out by the above, the NPPF 2021 and other material considerations.

RECOMMENDATION:

That having regard to the development plan and to all other material

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considerations, planning permission be **GRANTED** subject to the following conditions:

Conditions:

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

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

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

Location Plan (1:1250) and Block Plan - submitted 21.02.2022
Existing Plans and Elevations (1:100) - submitted 03.02.2022
Proposed Elevations (1:100) - submitted 03.02.2022
Proposed Ground Floor Plan (1:50) - submitted 03.02.2022
Proposed First Floor Plan (1:50) - submitted 03.02.2022

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

- 3) All new proposed walls shall be finished with render in accordance with Proposed Elevations Plan (1:100) - submitted 03.02.2022.

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

Informatives

- 1) The Local Planning Authority has worked in a positive and proactive manner to obtain additional information, such that the application could be granted planning permission.

Procedural matters

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

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**PLANNING
COMMITTEE**25th May 2022

Planning Application 22/00468/OUT**Outline application (all matters reserved for subsequent consideration) for the erection of 2 No. three bedroomed houses****Land at Corner of Lodge Road and Union Street, Smallwood, Redditch, B98 7BP****Applicant: Redditch Borough Council
Ward: Central Ward****(see additional papers for site plan)**

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

Site Description

The application site is 0.046 hectares in area on a corner plot, fronting Lodge Road (to the east) and Union Street (to the south).

A hard surfaced pathway runs through the site which is predominantly grassed and contains two trees. The site is bounded by rear gardens serving numbers 93 to 99 Marsden Road to the west, and by numbers 140 to 144 Lodge Road to the north. Beyond the southern boundary lies the ASDA Superstore car park. Beyond Lodge Road, to the east lies the property 127 Lodge Road.

The site is Incidental Open Space as designated on the Borough of Redditch Local Plan No.4 Policies Map.

Proposal Description

This is an outline application for residential development comprising 2, three bedroomed houses with all matters reserved for future consideration (access, layout, scale, appearance and landscaping).

Although the matter of access is not for consideration at this stage, an indicative plan has been submitted showing vehicular access off Union Street to the south where four car parking spaces could be created (two for each dwelling).

The two trees present on the site would need to be removed to facilitate the development (a Silver Birch and a Hawthorn).

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 14: Protection of Incidental Open Space

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and accessibility

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2021)

Redditch High Quality Design SPD

Relevant Planning History

1977/288/FUL	Laying out of public space	Granted	29.09.1977
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Consultations**WCC Highways**

I have no highway objections to the proposed outline application. The site is located in a residential and sustainable location off an unclassified road. Union Street benefits from footpaths and street lighting. It is noted that "Permit Holders Only" parking bays are located on Union Street. The site is located within walking distance of amenities, bus route and bus stops.

Should the application be acceptable then a revision to the existing Traffic Regulation Order (TRO) would be required, and all costs would be borne by the applicant. It is noted that 3 car parking spaces would be lost; site visits have confirmed that these parking bays are not fully occupied during the day / night.

No speed surveys would be required for the proposed vehicular access in this instance since the speeds at this location would be low due to the location of the access.

No objections are raised subject to the imposition of conditions regarding the provision of electric vehicle charging points, cycle parking provision, provision of pedestrian visibility splays and means of construction of the vehicular access.

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North Worcestershire Water Management

The proposed development site is situated in the catchment of Park Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Correctly designed drainage will mitigate any flood risk from surface water on the site and in the surrounding area. Based on the available information there is no reason to withhold approval of this application on flood risk grounds subject to the imposition of a standard drainage condition

Arboricultural Officer

There is currently a small Hawthorn on site and a semi mature Silver Birch. They are not currently covered by any Tree Preservation Order (TPO) and I would not object to their removal to facilitate any proposed development

Worcestershire Regulatory Services - Contaminated Land

No objection subject to imposition of tiered contamination conditions

Public Consultation Response

One neighbour representation has been received raising objections which are summarised as follows:

- Existing parking problems would be exacerbated by the proposed development
- The space is used by adults, children and dog walkers
- We need more green areas not less

Procedural matters

This is an outline application with all matters reserved, and as such only the principle of development can be considered at this stage. However, if there are reasons why the development could not be designed to be appropriate to the site, these can be raised as concerns at this stage.

The application plans include an indicative layout, however this is for illustrative purposes only to demonstrate how the site **could** be developed to accommodate the two dwellings and not how the site **would** be developed.

Assessment of Proposal

The key issue for consideration in this case is the principle of the development as all other matters are reserved for future consideration.

Principle of development

The site is designated as Incidental Open Space in the Borough of Redditch Local Plan No.4 (BORLP4). As such, Policy 14 applies.

Policy 14 is a criteria based policy and at 14.2 states that Incidental Open Space will be protected from development unless:

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i. the need for the development is considered to outweigh the need to protect the incidental open space;

ii. it can be demonstrated that the site does not make an important contribution to the Green Infrastructure Network and has no particular local amenity or wildlife conservation value;

iii. the site does not have a strategic function separating clearly defined developed areas or acting as a buffer between different land uses;

iv. it can be demonstrated that there is alternative provision of equivalent or greater community benefit provided in the area at an appropriate and accessible locality; and

v. the incidental open space does not play an important role in the character of the area

i. Does the need for the development outweigh the need to protect the incidental open space?

Notwithstanding the Councils current position regarding housing land supply, the Council will continue to require land for housing beyond the plan period in accordance with the provisions of the National Planning Policy Framework. The importance of the site in terms of its use and amenity value is considered to be limited and the need for the development is considered to outweigh the need to protect this area of Incidental Open Space.

The Councils current Open Space Needs Assessment (OSNA) comments that five of the wards in the Borough have a surplus of open space set against the Borough standards. The prevalent ward being Central with a surplus of +6.35ha/1000 population. In terms of Open Space typology there is also a surplus of play areas in Central ward.

ii. Does the site make an important contribution to the Green Infrastructure Network and does it have a particular local amenity or wildlife conservation value?

The small size of the site limits its local amenity value. The primarily grassed area has little quality in terms of biodiversity of species and is of limited wildlife conservation value. Some environmental harm would be caused by reason of the loss of the two trees present on the site although members will note that the Councils Tree Officer has raised no objection to their removal. Wider environmental harm is considered to be limited. Whilst the ecological value of the site is considered to be low, it is recommended that integrated bat and bird boxes together with bee bricks are installed on the dwellings in order to aid biodiversity (as required under the NPPF and the Local Plan). This can be achieved via planning condition.

The Planning Department have notified 10 properties by letter which are situated within close proximity to the site. Only one representation has been received in objection to the proposals.

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iii. Whether the site has a strategic function separating clearly defined developed areas or whether it acts as a buffer between different land uses;

This site is not considered to have a strategic function and does not form a buffer between different land uses.

iv. Can it be demonstrated that there is alternative provision of equivalent or greater community benefit provided in the area at an appropriate and accessible locality?

As set out above, the Council's current Open Space Needs Assessment (OSNA) comments that Central Ward has a surplus of open space set against the Borough standards.

Alternative, larger areas of open space with good accessibility exist at Mayfields Park which is a short walk away from the site to the south-west. This offers far greater diversity and variety than the application site.

v. Does the incidental open space play an important role in the character of the area?

In this case, the incidental open space does not play an important role in the character of the area.

Having regard to Criteria 1 to 5 above, no objections are raised to the principle of a residential scheme on the site.

Scale, layout and appearance of development

Policy is supportive of new residential development so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

Whilst scale, layout and appearance are not for specific consideration at this stage, the indicative plan does demonstrate how an appropriate form of development could be accommodated within the site without harming the character and appearance of the area and without compromising the amenities enjoyed by occupiers of nearby dwellings. Whilst the submitted plan is only for illustrative purposes, separation distances between existing dwellings and the proposed new dwellings would comply with standards contained within the Council's High Quality Design SPD and gardens serving the new dwellings would also comply with minimum requirements.

Trees and Ecology

Policy 16 (Natural Environment) aims to protect and, where appropriate, enhance the quality of natural resources including wildlife corridors, ancient and important trees and biodiversity.

There are no ancient or 'Veteran' trees on the site and the Council's Tree Officer has raised no objection to the application.

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Paragraph 180 of the NPPF comments that opportunities to improve biodiversity in and around developments should be integrated where this can secure net gains for biodiversity. To enhance ecological biodiversity, an appropriately worded planning condition is recommended to be imposed at this outline stage

Impact of the proposals on highway safety

The matter of access to and from the development would be considered in more detail under a future reserved matters application. Access via Union Street in the manner proposed under the submitted Indicative Plan is considered at this stage to be acceptable.

Off-road / on site car parking spaces would be provided for the development meeting the Councils parking standards. The development would result in the loss of three car parking spaces. However, Worcestershire County Council Highways have raised no objection to the application noting that the site is in a sustainable, edge of town centre location. The National Planning Policy Framework (NPPF) at Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this respect the proposals are considered to be acceptable.

Residential amenity considerations

Your officers are satisfied that no loss of residential amenity would result from granting permission having regards to the density of the proposed development and separation distances that could be achieved between the proposed dwellings and existing nearby properties. Residential amenity concerns have not been raised via the public during the publicity period. An hours of working condition for site operatives is recommended to be imposed in the event of planning permission being granted in the interests of protecting nearby residential amenity.

Other matters

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant. Such conditions include recommended conditions 8 and 9 which are considered to meet the tests of relevance and reasonableness as set out under Paragraph 56 of the NPPF.

Conclusion

Having regard to the requirements set out under Policy 14 above, your officers have concluded that the need for the development outweighs the need to retain the land as an area of Incidental Open Space.

The proposal would amount to sustainable development and would not conflict with the Borough of Redditch Local Plan No.4 as a whole. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

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RECOMMENDATION:

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

Conditions:

- 1) Details of appearance, landscaping, layout, access and scale (hereafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990

- 2) Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

- 3) The development hereby permitted shall begin no later than two years from the date of the approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of Section 92 (2) of the Town and Country Planning Act 1990.

- 4) The development hereby approved shall be implemented in accordance with the following plans:

P2049.185 - SITE LOCATION PLAN dated 30th March 2022

Reason: To accurately define the permission for the avoidance of doubt

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

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

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- 6) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

0800 to 1800 hours Monday to Friday

0800 to 1200 hours Saturdays

and no working shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbour's amenity

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

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

- 8) No works or development shall take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be indicated on a drainage plan. If possible infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. There shall be no increase in runoff from the site compared to the pre-development situation up to the 1 in 100 year event plus an allowance for climate change. If a connection to a sewer system is proposed, then evidence shall be submitted of the in principle approval of Severn Trent water for this connection. The scheme should include runoff treatment proposals for surface water drainage. The drainage scheme shall be implemented prior to the first use of the development and thereafter maintained.

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

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

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential

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contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.

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

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

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

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

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

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the

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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

- 10) The Development hereby approved shall not be occupied 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

- 11) 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

- 12) The Development hereby permitted shall not be first occupied until the proposed dwellings (1 per dwelling) 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 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

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Informatives

- 1) 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
- 2) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway

Procedural matters

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

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