



Planning Committee

Wed 21 Jun
2023
7.00 pm

Council Chamber
Town Hall
Redditch

REDDITCH BOROUGH COUNCIL

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If you have any queries on this Agenda please contact

**Gavin Day
Democratic Services Officer**

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GUIDANCE ON FACE TO FACE MEETINGS

If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day (gavin.day@bromsgroveandredditch.gov.uk)

PUBLIC SPEAKING

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:

in accordance with the running order detailed in this agenda and updated by the separate Update report:

- 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. Ward Councillors (in objection)
 - c. Supporters to speak on the application;
 - d. Ward Councillors (in support)
 - e. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Monday 19th June 2022) and invited to the table or lectern.

- 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.

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 Gavin Day from the Democratic Services Team on 01527 64252 (Ex 3304) or by email at gavin.day@bromsgroveandredditch.gov.uk before **12 noon on Monday 19th June 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 19th June 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, re 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 day of the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Democratic Services Officer (indicated on the inside front cover), Head of Legal, Democratic and Property Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair, who will be seated at the front left-hand corner of the Committee table as viewed from the Public Gallery.



Planning

Wednesday, 21st June, 2023

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:	Peter Fleming (Chair)	Chris Holz
	Imran Altaf (Vice-Chair)	Sid Khan
	Juma Begum	Anthony Lovell
	Andrew Fry	Timothy Pearman
	Bill Hartnett	

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 (Pages 7 - 16)

To confirm the accuracy of the minutes for the Planning Committee of 24th May 2023.

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. 22/01563/FUL - Old Yarr, Blaze Lane, Astwood Bank, Redditch, Worcestershire, B96 6QA (Pages 17 - 24)

6. 23/00464/FUL - Feckenham Football Club, Mill Lane, Feckenham, Redditch, Worcestershire, B96 6HY (Pages 25 - 30)

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Planning Committee

Wednesday, 24 May 2023

MINUTES

Present:

Councillor Peter Fleming (Chair), Councillor Imran Altaf (Vice-Chair) and Councillors Juma Begum, Andrew Fry, Bill Hartnett, Chris Holz and Sid Khan

In Attendance

Councillor Emma Marshall

Officers:

Helena Plant, Amar Hussain (On Microsoft Teams), Steve Edden, Sarah Hazlewood, David Kelly, Ryan Keyte and Karen Hanchett (of Worcestershire County Council Highways)

Democratic Services Officer:

Gavin Day

1. APOLOGIES

Apologies for absence were received from Councillor Timothy Pearman.

2. DECLARATIONS OF INTEREST

Councillor Peter Fleming declared an Other Disclosable Interest in respect of agenda item 9 (Minute No10) - 23/00321/FUL - Arrow Valley Park, Battens Drive, Redditch, B98 0LJ, as he had previously been involved in a decision regarding this application in his role as a former member of the Executive Committee.

Councillor Fleming, in his role as Chair, suggested that in light of the declaration, the order of the agenda be amended and that item 10 on the agenda (Minute No9) - 23/00322/ADV - Arrow Valley Park, Battens Drive, Redditch, B98 0LJ be considered prior to item 9 (Minute No10). This was agreed by Members and 23/00321/FUL - Arrow Valley Park, Battens Drive, Redditch, B98 0LJ was considered as the last item on the agenda. Councillor Fleming left the meeting during consideration of Minute item 10 and took no part in the debate or any vote thereon.

.....
Chair

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3. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the Planning Committee held on 19th April 2023 were a true and accurate record and signed by the Chair.

4. UPDATE REPORTS

There were no update reports.

5. 21/00447/OUT - THE ALEXANDRA HOSPITAL, WOODROW DRIVE, REDDITCH, WORCESTERSHIRE, B98 7UB

This application was being reported to the Planning Committee as the application required a Section 106 Agreement. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 5 to 12 of the Site Plans and Presentations Pack.

The application was for The Alexandra Hospital, Woodrow Drive, Redditch, B98 7UB and sought outline planning permission for the removal of the existing carpark and apartment buildings to make way for a new residential development of up to 92 homes, with all matters reserved except for access.

Officers informed Members that the application went before the Planning Committee on 19th April 2023, whereby Members decided to defer the application pending additional information on:

1. If there was a legal covenant attached to the site which related to its land use.
2. Additional information on the traffic survey carried out.

In response to the above, Officers had included two further Appendices, as detailed on pages 37 to 49 of the Public Reports pack.

Officers clarified to Members that the application before them was to decide on the principle of the development and that all plans, with the exception of those showing the proposed access, were indicative.

Officers further highlighted the location of the proposed development and the site's current designation in the Local Plan.

The land was being released due to an NHS initiative to review vacant land for development, it was also highlighted that the NHS were joint applicants.

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Officers drew Members' attention to the proposed access plans as detailed on page 11 of the Site Plans and Presentations Pack, highlighting the widening of the footpaths along both sides.

At the Invitation of the Chair, Councillor Emma Marshall, Ward Member for Greenlands Ward addressed the Committee in Objection to the application. Mr Andeep Gill, agent for the applicant, addressed the Committee in support of the application.

There were no direct questions to Officers so Members proceeded to Debate the application.

Members questioned the timing of the 2021 Traffic survey in that it was undertaken 4 days prior to the COVID-19 pandemic lockdown restrictions being lifted. Karen Hanchett of Worcester County Council Highways, clarified to Members that the assessment for the application was based on the 2015 and not the 2021 survey. Officers further detailed that the results of the 2015 survey were scaled up to 2026 using the governments Tempro software, this provided an accurate indication of future traffic levels which could be assessed with the development. The process of scaling up surveys using Tempro was standard practice and was used by many Local Authorities and considered all current/approved/completed developments in the area which could impact traffic levels.

Members proposed that due to the expanding nature of the Borough and aging population, that allowing land around the hospital to be sold off would have a detrimental impact on the wider community and therefore, would be a material consideration against approving the development.

Members further commented on the transport links to local Hospitals and commented that the Alexandra Hospital lacked key facilities such as a Paediatric department and Maternity Ward and would need the land to expand should these departments be reopened to service the community.

Officers advised Members that the land use and impact to the wider community would fall under hospital operational matters, it was up to the hospital to decide the facilities and land that they required, therefore, the aforementioned reasons would not form material planning considerations.

Members raised concerns regarding the increase in traffic generated by the development and were of the opinion that the impact would be greater than the data indicated and therefore Members suggested a current traffic survey should be undertaken.

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Having debated the Recommendation on pages 28 to 35 of the Public Reports pack, a detailed discussion took place where some Members opted to vote against the Officers Recommendation.

Following further in-depth debate, the Committees Legal Advisor provided the Committee with procedural advice regarding the options available to Members for determining the application.

- Members could vote to approve the application; this could be the same or a variation.
- An Alternative Recommendation could be put forward to refuse the application, this would need to be proposed and seconded.
- An Alternative Recommendation could be raised for deferral. However, as there had already been a deferral, Members needed to be very clear as to their reasons for a second deferral and what further information was required. Otherwise, there was a risk it may go to appeal on the grounds of none-determination.
- Members could fail to reach a decision at which point the matter may go to a non-determination appeal and substantial costs could be awarded against the Council. Officers strongly advised against this option.

Officers further reiterated that Members needed to be very clear as to their reasons for their decision should they be minded to vote against the Officer's recommendation. Decisions should be based on the facts and information as presented and Material Planning Considerations. Otherwise, the Committee could have their decision overturned on appeal and costs may be awarded against the Council.

Members then sought further clarity on deferring the application to conduct a new traffic survey. Highways responded that in their opinion the information supplied was sufficient and followed best practice in regard to using Temproware software on an older traffic survey. Officers further expressed the opinion that should Members defer the application to gain additional information, they were unsure whether anything further could be added in addition to the full highways report already provided, as detailed on pages 39 to 48 of the Public Reports pack.

With the agreement of the Chair the meeting stood adjourned from 20:13 hours to 20:18 hours for Members to read the full highways report.

Having reconvened, Members decided to take a second vote on the Officer Recommendation, and on being put to a vote it was

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RESOLVED that

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

- a) A section 106 agreement.
- b) Conditions as outlined on pages 28 to 35 of the Public Reports pack.

6. **22/00915/FUL - OLD YARR, BLAZE LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6QA**

The application was being reported to the Planning Committee as the application was for a major development and an objection had been received from a statutory consultee. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 13 to 15 of the Site Plans and Presentations Pack.

The application was for the Old Yarr, Blaze Lane, Redditch, B96 6QA and sought retrospective planning permission for a change of land use from agricultural land to Equine.

Officers detailed to Members the position of the site on page 15 of the Site Plans and Presentations pack.

Officers also detailed that the change of land use was for personal and not commercial use, Officers further detailed that any changes would require another planning application.

At the invitation of the Chair Mr Greg Collings, the Planning Agent addressed the committee in support of the application.

Members were displeased with the retrospective nature of the application; however, they saw no reason to refuse the application. On being put to a vote it was

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED, subject to the Conditions and Informatives detailed on pages 57 and 58 of the Public Reports pack.

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7. **22/00918/FUL - OLD YARR, BLAZE LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6QA**

The application was being reported to the Planning Committee as an objection had been received from a statutory consultee. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 17 to 22 of the Site Plans and Presentations Pack.

The application was for the Old Yarr, Blaze Lane, Redditch, B96 6QA and sought retrospective planning permission for a menage and the removal of some floodlighting.

Officers detailed to Members the position of the site on page 18 of the Site Plans and Presentations Pack.

Officers detailed to Members that to replace the surface and the erection of a new fence would not need planning permission under the National Planning Policy Framework (NPPF), Officers further detailed that the removal of the floodlighting would support the openness of the Green Belt.

At the invitation of the Chair Mr Greg Collings, the planning Agent addressed the committee in support of the application.

on being put to a vote it was

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED, subject to the Conditions detailed on pages 68 and 69 of the Public Reports pack.

8. **22/01563/FUL - OLD YARR, BLAZE LANE, ASTWOOD BANK, REDDITCH, WORCESTERSHIRE, B96 6QA**

The application was being reported to the Planning Committee as an objection had been received from a statutory consultee. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 23 to 28 of the Site Plans and Presentations Pack.

The application was for the Old Yarr, Blaze Lane, Redditch, B96 6QA and sought retrospective planning permission for the temporary erection of children's play equipment.

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Officers detailed to Members the position of the site on page 24 of the Site Plans and Presentations pack.

The layout of the equipment as constructed was shown on pages 26 and 27 of the Site Plans and Presentations pack.

Officers detailed that the development was in the Green Belt but it was considered an appropriate form of development.

At the invitation of the Chair Mr Greg Collings, the planning Agent addressed the committee in support of the application.

Officers clarified the following points after questions from Members.

- The length and width of the development was 11.3m by 8.6m and the height was approximated to be 3.8m at the highest point.
- The play equipment was for the personal recreational purposes.

On being put to a vote it was

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED, subject to the Conditions detailed on pages 57 and 58 of the Public Reports pack.

9. 23/00322/ADV - ARROW VALLEY PARK, BATTENS DRIVE, REDDITCH, B98 0LJ

As detailed under declarations of interest, agenda item 2 (minute No2), this application was considered prior to agenda item 9 (Minute No10) - 23/00322/ADV - Arrow Valley Park, Battens Drive, Redditch, B98 0LJ.

The application was being reported to the Planning Committee as the applicant was Redditch Borough Council. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 37 to 40 of the Site Plans and Presentations Pack.

The application was for The Arrow Valley Park, Battens Drive, Redditch, B98 0LJ and sought planning permission for a free-standing sign at the park entrance.

Officers detailed the proposed location of the new sign on page 38 of the Site Plans and Presentations Pack. It was further highlighted that the existing sign would be removed.

The new sign would be 2.8m in height and 1.6m in width and would have a powder coated black frame and be constructed of glass reinforced plastic.

On being put to a vote it was

RESOLVED that

having had regard to the development plan and to all other material considerations, planning permission be GRANTED, subject to the Conditions detailed on pages 85 and 86 of the Public Reports pack.

10. 23/00321/FUL - ARROW VALLEY PARK, BATTENS DRIVE, REDDITCH, B98 0LJ

The Chair, Councillor Peter Fleming, having declared an interest under agenda item 2 (minute No2), left the room for the item and played no part in the debate or decision-making process for the application. Councillor Imran Altaf sat as the Chair for this item.

The application was being reported to the Planning Committee as the application was Redditch Borough Council. As such the application fell outside the scheme of delegation to Officers.

Officers presented the report and in doing so, drew Members' attention to the presentation slides on pages 29 to 36 of the Site Plans and Presentations Pack.

The application was for The Arrow Valley Park, Battens Drive, Redditch, B98 0LJ and sought planning permission for parking and infrastructure improvements.

Officers drew Members attention to page 31 of the Site plans and Presentations Pack and detailed the relocation of the vehicular access to the southern carpark with the current access being closed off.

Pages 31 to 34 of the Site plans and presentations pack highlighted the additional car parking spaces provided and would increase the total from 139 to 171 spaces.

There were a number of trees lost due to the proposed development with one mature willow tree removed during the moving of the vehicular access. The other trees lost with the

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additional carparking on the western side would all be young specimens. It was noted that the Councils Tree Officer raised no objections to the application and was satisfied that the parking areas will not give rise to harm to mature trees located in proximity to the parking areas

Officers clarified the following points after questions from Members.

- There was no Tree Protection Order (TPO) attached to the large willow tree that was proposed to be removed. TPOs were not normally placed on trees located on Council owned land.
- The disused vehicular access would have barriers installed to prevent access, these had not been shown as part of the application as such measures came under permitted development and therefore did not require planning permission.
- That no additional drainage was deemed necessary, and a porous material would be rendered ineffective due to the nature of the red clay soil underneath.
- That the only large tree was the willow tree removed due the vehicular access.

Members then debated the application.

Members requested an additional Informative to be attached to the application regarding barriers to be installed.

On being put to a vote it was

RESOLVED that

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

- a) the Conditions detailed on page 82 of the Public Reports pack.**
- b) an additional Informative covering the instillation of appropriate barriers to prevent access via the closed off vehicular entrance.**

The Meeting commenced at 7.00 pm
and closed at 9.09 pm

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**PLANNING
COMMITTEE**24th May 2023**Planning Application 22/01563/FUL****Retrospective application for temporary permission for children's play equipment****Old Yarr, Blaze Lane, Astwood Bank, Redditch, Worcestershire, B96 6QA****Applicant: Mrs Julie Millard**
Ward: Astwood Bank And Feckenham Ward**(see additional papers for site plan)**

The case officer of this application is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881666 Email: david.kelly@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises land surrounding the dwelling known as Old Yarr, located on the northern side of Blaze Lane and bounded on the west by Clayfields. The site is in open countryside and within the designated Green Belt. The Swans and Wixon Brooks runs through the wider application site. The play equipment is located approximately 40m to the east of the original dwellinghouse within an area which appears to be maintained as a domestic garden.

Proposal Description

The application seeks retrospective approval for the provision of children's play equipment for a temporary three year period. It is accompanied by a Planning Statement, Flood Risk Assessment, Baseline Ecological Survey and Landscape and Visual Appraisal.

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

Policy 1: Presumption in favour of Sustainable Development

Policy 8: Green Belt

Policy 16: Natural Environment

Others

Redditch High Quality Design SPD

NPPF National Planning Policy Framework (2021)

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Relevant Planning History

2013/288/CPE	Application for a Certificate of Lawfulness for an existing use - Swimming pool timber frame enclosure	Approved	07.02.2014
2013/290/COU	Retrospective application to convert existing (unauthorised) live/work unit to domestic dwelling	Approved	23.10.2014
22/00915/FUL	Retrospective application for the change of use from agricultural land to Equine (Sui Generis)	Pending consideration	
22/00916/FUL	Retrospective application for an equine/agricultural store.	Pending consideration	
22/00917/FUL	Retrospective application for a garage for 5 no. vehicles.	Pending consideration	
22/00918/FUL	Retrospective application for a menage and removal of floodlighting.	Pending consideration	
22/00919/CPE	Use of the land for siting a mobile home for use ancillary to the main dwelling	Pending consideration	
22/00929/FUL	Retrospective application for a stable block.	Pending consideration	
22/01562/FUL	Retrospective application for a tractor store and manure clamps	Pending consideration	
22/01564/FUL	Retrospective application for a Horticultural/Agricultural Store	Pending consideration	

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22/01566/FUL	Retrospective application for the erection of a Residential Dwelling	Pending consideration
22/01567/FUL	Retrospective application for a Horse Walker	Pending consideration

Consultations**Highways Redditch**

No objection.

Feckenham Parish Council

This application is part of yet another series of retrospective applications following the failure of the applicant to comply with planning legislation and submit the proposals to the LPA for consideration prior to commencing works. In common with previous applications the approach appears to assume that the LPA will not take any enforcement action. Again the question that should be considered is, "would an application for this use have been granted if submitted prior to the works being undertaken and completed"

The applicant relies on points within the policies of R.B.C. and the N.P.P.F to try and justify the retrospective application, by means of exceptions allowed in the NPPF. The Applicant quotes Paragraph 8 of the NPPF which identifies the three key dimensions to achieve sustainable development: economic, social and environmental:

Economic role - contributing to building a strong, responsive and competitive economy.

Social role - supporting a strong, vibrant and health community; and

Environmental role - contributing to protect and enhance our natural, built and historic environment.

This is an application for a child's play area which will benefit no one other than the occupants of the property. It will make no contribution to the community. The construction will be detrimental to the natural built and historic environment. The construction is detrimental to the openness of the green belt. The proposal is not for the replacement of an existing building. It is noted that this is described as a temporary structure even though the materials used appear to contradict that description.

Paragraph 137 of the NPPF states that 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'... Paragraph 138 of the NPPF defines the five purposes of the Green Belt

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

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- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

This application, together with the additional parallel applications comes within the category of "unrestricted sprawl", of development in the green belt. The application fails to comply with the "safeguarding" of the countryside from encroachment. The application is not for the "recycling of derelict and other urban land.

There are no "exceptional" reasons for this application, it is simply unlawful development for the use of the applicant. There is no public gain, and there are serious detrimental effects on the openness of the green belt. This application is within the designated green belt and the relevant policies regarding such are set out below:

R.B.C. Policy 8 Green Belt 8.1: Designated Green Belt benefits from protection through national planning policy (the NPPF) meaning it will be protected from inappropriate development. The preparation of this Plan has led to the removal of some land from the previously designated Green Belt. Continued protection of the Green Belt can contribute to the Vision and Objectives of this Plan for the Borough to have a high quality rural environment and to protect, promote enhance the quality of the Borough's landscape.

Policy 8 8.2: The designated Green Belt, located predominantly in the south west of the Borough is identified on the Policies Map. The exceptional circumstances required to amend the Green Belt Boundary have been demonstrated through the preparation of the Borough of Redditch Local Plan No.4.

8.3 Applications for development in the Green Belt will be determined in line with national planning guidance on Green Belts and other relevant policies within the development plan.

8.4 The Borough's Green Belt boundary was originally defined by the Borough of Redditch Local Plan No.2 (adopted 1986) and was maintained in the Borough of Redditch Local Plan No.3. The preparation of the Borough of Redditch Local Plan No.4 and associated evidence has justified the removal of certain sites from the previously designated Green Belt. Reference should be made to the Redditch Green Belt Study for the location of land removed from the Green Belt and the BORLP4 Policies Map for the extent of the revised Green Belt boundary.

8.5 Inappropriate development is, by definition, harmful to the Green Belt (NPPF para 87). Applicants will be required to demonstrate 'very special circumstances' to justify their proposal. New buildings in the Green Belt will be considered inappropriate unless they are for a purpose, defined in the NPPF, as not inappropriate in Green Belt (paragraphs 89 and 90). Specifically, providing the openness of the Green Belt and the purposes of including land in the Green Belt are not compromised, appropriate facilities for outdoor sport and recreation may include facilities such as small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation.

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Paragraph 149 of the NPPF outlines that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces

North Worcestershire Water Management

The proposed development site is situated in the catchment of the Swans Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding, based on the EA's flood mapping risk, is indicated on the site as a whole, but around the proposed development this is proposed as low risk. That said, 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 and it is not considered necessary to attach a drainage condition.

Public Consultation Response

A site noticed was displayed at the site 09.01.23 which expired 02.02.23.
No public comments have been received.

One public comment has been received from a Councillor at the time (Cllr Michael Chalk) expressing concern in relation to the number of retrospective applications and requesting consideration by Planning Committee.

Assessment of Proposal**Green Belt**

The site is located in the Green Belt. Policy 8 of the Borough of Redditch Local Plan No. 4 (BoRLP4) states that applications for development in the Green Belt will be determined in line with national planning guidance on Green Belts and other relevant policies in the development plan.

Paragraph 149 of the National Planning Policy Framework (NPPF) sets out a closed list of development which are not regarded as inappropriate development in the Green Belt. Criterion (b) allows for the provision of appropriate facilities (in connection with the

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existing use of land or a change of use) for outdoor sport, outdoor recreation cemeteries and burial grounds and allotments, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The play equipment comprises a wooden frame with slides and ladders located on an apron of hardstanding with a coloured soft play surface base. It is located to the side and rear of Old Yarr with limited public vantage points. The play equipment amounts to an appropriate facility for outdoor recreation, and whilst technically there is localised impact on the openness of the Green Belt, the equipment is within an enclosed location, with a spatial relationship to the dwellinghouse Old Yarr and would have limited impact on the wider area. The temporary nature of the proposal would also count in its favour. It should be noted that such play equipment could be installed under permitted development rights within the curtilage but the equipment includes raised platforms and therefore permission is required. Overall, the proposal would comply with policy 8 of the BoRLP4 and paragraph 149 of the NPPF.

Other matters

The application is accompanied by Flood Risk Assessment since parts of the wider site fall within Flood Zones 2 and 3. The site of the play equipment falls within Flood Zone 1 (low risk) and there are no objections from North Worcestershire Water Management. The retrospective proposal is not considered to have any significant impact in terms of ecology or landscape character. There have been no objections raised by Worcestershire Highways.

The objection put forward by Feckenham Parish Council has been considered and the concern expressed in relation to the retrospective nature of the application is noted. Paragraph 149 does not provide for a prescriptive list of appropriate facilities. There is no evident distinction between the provision of private and public recreation facilities. It is considered that the play equipment would fall into the category of an appropriate facility for outdoor recreation and it is not considered that a conflict would arise in terms of the purposes of the Green Belt.

In terms of planning conditions, a time limit has been imposed requiring the removal of the play equipment and the reinstatement of the land to its original condition by 30th May 2026.

RECOMMENDATION:

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

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

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Drawing No. 2211 - 16 Site Location Plan, Site Plan, Illustrative Plan and Elevations

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

- 2) The play equipment hereby approved shall be permanently removed by 30th May 2026 and the site shall be restored to its original condition following the removal of the equipment.

Reason: In order to protect the openness and visual amenity of the Green Belt in accordance with policy 8 of the Borough of Redditch Local Plan No. 4.

Procedural matters

This application is reported to Planning Committee for determination because an objection has been received from the Parish Council and the recommendation is for approval. As such the application falls outside the scheme of delegation to Officers.

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**PLANNING
COMMITTEE**21st June 2023

Planning Application 23/00464/FUL

Proposed Storage Shed

Feckenham Football Club, Mill Lane, Feckenham, Redditch, Worcestershire, B96 6HY

Applicant: Mr P Phillips
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The case officer of this application is Emily Darby, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.darby@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is Feckenham Football Club. The site comprises of a playing field, pavilion building to the north and play area to the east. The boundary is bounded by mature vegetation on the edge of the residential settlement of Feckenham.

Proposal Description

The proposal comprises the addition of a free-standing timber storage shed adjacent to the existing football pavilion. The shed will measure 7m x 3m with a height of 2.6m. It will be located in an area previous occupied by decking and situated on concrete slabs and raised hardcore made ground.

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361), Feckenham Conservation Area, Green Belt and Primary Open Space.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 13: Primarily Open Space

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 38: Conservation Areas

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2021)

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Redditch High Quality Design SPD

Relevant Planning History

1977/458/FUL	Football club pavilion	Granted	20.03.1978
1996/035/FUL	Extension To Changing Rooms	Granted	29.03.1996

Consultations**Feckenham Parish Council**

No Objection.

Ancient Monuments Society

No Comments Received to Date

Conservation Officer

The application is for a modest timber storage shed adjacent to the modern club house. No Objections are raised.

Worcestershire Archive And Archaeological Service

The Planning and Heritage statement submitted with application confirms that there will be no ground excavation and that the timber shed will sit upon an existing slabbed base. Therefore, there will be no requirement for archaeological investigation on this occasion.

Historic England

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361). Historic England has no objection to the application on heritage grounds. The works would not result in any harm to the significance of the scheduled monument. Scheduled Monument Consent is required and was granted by the Secretary of State on 22nd May 2023 (SMC Ref: S00244179).

Arboricultural Officer

No Objection.

Sport England

The playing field contains an adult football pitch to the south of the pavilion that would be unaffected by the proposed development. The provision of the storage shed will assist with the maintenance of the playing field by providing a facility for the storage of tools and materials etc. The proposal therefore does not reduce the playing pitch and is ancillary to the use of the playing field. Therefore, no objection is raised.

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North Worcestershire Water Management

The proposed development site is situated in the catchment of the Bow Brook. The site falls within flood Zone 1. Based on the available information there is no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition

Public Consultation Response

18 Neighbour letters were sent 4th May 2023 and expired on 28th May 2023. A site notice was placed onsite on 10th May 2023 and expired 3rd June 2023. A Press Notice was placed in the Redditch Standard on 19th June 2023 and expires on 5th June 2023.

No public comments have been received as a result of this consultation.

Assessment of Proposal

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361), Feckenham Conservation Area, Green Belt and Primary Open Space. The proposal is for a small timber shed for storage associated with the existing Football Club onsite.

Ancient Scheduled Monument

The application site is located within the Feckenham manorial moated site (List Entry No. 1018361). The shed will be located in an area previously occupied by decking and situated on concrete slabs and raised hardcore made ground. No groundworks are needed for landscaping or foundations. Drainage is to be tied into the existing manhole located to the rear of the shed.

Whilst the works would constitute an addition to the scheduled monument, there would be limited physical impact and any change to the character or appreciation of this site would be minimal. The proposals would not result in any harm to the significance of the scheduled monument. The works would require Scheduled Monument Consent (SMC) and this has been applied for and granted by the Secretary of State for Culture, Media and Sport (SMC Ref: S00244179). Conditions of the SMC govern the works needed to install the shed and its drainage, including the requirement for archaeological monitoring.

Feckenham Conservation Area

Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to preserving conservation areas. Policies 36-38 of the BoRLP 4 and the historic environment policies found within the National Planning Policy Framework (NPPF), broadly reiterate these requirements. Furthermore, policies 39 and 40 of the BoRLP4 together require development of a high-quality design that would positively contribute to the local character of the area.

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The conservation officer has been consulted during the application process and has raised no objection. The shed is small in scale, simple in construction within the site of the sports club and would therefore preserve the significance of the conservation area.

Green Belt

The site is located within the Green Belt. Paragraph 149 of the NPPF states that the construction of new buildings within the Green Belt is inappropriate development. However, it lists certain forms of development which are not regarded as inappropriate. This includes the provision of appropriate facilities for outdoor sport as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

The free-standing timber storage shed is sited adjacent to the existing football pavilion. The shed will measure 7m x 3m and is therefore modest in size. It will be located in an area previously occupied by decking and situated concrete slabs and raised hardcore made ground. This shed will provide the club with adequate storage for the supplies required to maintain the pitch and 2m around the pitch to a higher standard. This provision is currently held off site. For these reasons, the proposed development is considered to preserve openness and is therefore considered appropriate development in the Green Belt.

Primary Open Space

Policy 13 identifies that Open space will be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. In order to maintain the levels of open space provision in the Borough, proposals which would result in the total or partial loss of Primary Open Space will not normally be granted planning permission unless it can be demonstrated that the need for development outweighs the value of the land as an open area. In this instance, the proposal serves the existing use onsite and does not result in the loss of the playing pitch and as such is appropriate in this Open Space location.

Sports Facilities

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the NPPF (particularly Para 99) and against its own playing fields policy, which states:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

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- o all or any part of a playing field, or
- o land which has been used as a playing field and remains undeveloped, or
- o land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

The proposal relates to the erection of a small storage shed to be located to the west of the existing pavilion building. The playing field contains an adult football pitch to the south of the pavilion that would be unaffected by the proposed development. The provision of the storage shed will assist with the maintenance of the playing field by providing a facility for the storage of tools and materials etc.

Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of their playing fields policy, in that:

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- o reduce the size of any playing pitch
- o result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- o reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- o result in the loss of other sporting provision or ancillary facilities on the site; or
- o prejudice the use of any remaining areas of playing field on the site.'

The proposal will also accord with Exception E2 being ancillary to the use of the playing field. No objection has been raised by Sports England.

Other Matters

The proposed development site is situated in the catchment of the Bow Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. EA's flood mapping indicates that risk to the site from surface water flooding is minimal. Although some risk is indicated along Mill Lane. No objections have been received from North Worcestershire Water Management.

No concerns have been raised by the Tree Officers.

Conclusion

Your officers have therefore concluded that the application would amount to sustainable development and would not conflict with the Borough of Redditch Local Plan No.4 as a

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whole. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

Existing & Proposed Block Plan, Site Location & Plan

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

Procedural matters

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