



# Planning Committee

Wed 12 Jul  
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**

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# ***GUIDANCE ON FACE TO FACE MEETINGS***

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If you have any questions regarding the agenda or attached papers, please do not hesitate to contact Gavin Day ([gavin.day@bromsgroveandredditch.gov.uk](mailto: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 10<sup>th</sup> July 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.

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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](mailto:gavin.day@bromsgroveandredditch.gov.uk) before **12 noon on Monday 10<sup>th</sup> July 2023.**
- 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 10<sup>th</sup> July 2023.**
- 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](http://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, 12th July, 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. 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)

### 4. 22/01553/REM - Phase 6 Development, Brockhill East, Hewell Road, Redditch, Worcestershire (Pages 7 - 22)

### 5. 23/00596/FUL - Birchensale Middle School, Bridley Moor Road, Redditch, B97 6HT (Pages 23 - 32)

### 6. 22/01325/FUL - Town Hall, Walter Stranz Square, Redditch (Pages 33 - 40)

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**PLANNING  
COMMITTEE**12<sup>th</sup> July 2023**Planning Application 22/01553/REM**

**Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 109 dwellings and associated works and infrastructure, pursuant to the outline planning permissions 19/00976/HYB and 19/00977/HYB. (Cross boundary application with Bromsgrove DC 22/01608/REM).**

**Phase 6 Development, Brockhill East, Hewell Road, Redditch, Worcestershire**

**Applicant: Persimmon Homes South Midlands Ltd**  
**Ward: Batchley And Brockhill Ward**

**(see additional papers for site plan)**

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

Two identical applications have been submitted, which include land within two LPA boundaries (Redditch and Bromsgrove).

The consideration of the impacts of a development proposal are not altered by political boundaries and cannot be considered in isolation. Members need to consider the application as a whole, (not just that part of the development within its own administrative boundary) and come to a decision based upon that consideration. However, Members will only be determining the application in so far as it relates to the administrative boundary of Redditch.

**Site Description**

The application site forms part of the Brockhill allocation, which is a greenfield site extending to circa 56 hectares and is irregular in shape, comprising heavily grazed improved grassland and large arable field parcels typically subdivided by fencing. The allocation site's boundaries extend adjacent to Brockhill Lane to the west, Weights Lane to the north, the Redditch/Birmingham railway line to the east, Phase I (Pointer's Way) and Phase II (Meadow View) to its south, and Phase 3 and Phase 4 which are a continuation of Phase 2. These phases have been or are being built by Persimmon. A further phase by Bovis Homes is located off the Weights Lane roundabout. To the north of the application site, off Weights Lane, is an area of employment development known as Weights Farm Business Park.

This phase covers 15.5ha, with a total developable area of 3.4 ha, and will be sited within the context of the above. Within Phase 6, the site is covered by arable land / improved grassland, with trees present along the existing field boundaries. A TPO tree is situated at the centre. A gas main line crosses the site, requiring a 28m easement. The main will

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divide Phases 5 (reserved matters application yet to be submitted) and 6, with each scheme being set back the required distance to ensure safe onsite operations.

**Proposal Description**

Following the granting of the hybrid application for up to 960 dwellings, this application seeks consent for the Phase 6 Reserved Matters and the erection of 109 dwellings and associated works and infrastructure. All the proposed dwellings are within the Redditch BC boundary.

The principle of the proposed development (for up to 960 units) has been established through the granting of Hybrid permission 19/00977/HYB. Therefore, the issues for consideration by Members are limited to matters of layout (including internal vehicle access), scale, appearance and landscaping.

A total of 87 market homes are proposed to be provided across the site to provide 19 (22%), two-bedroom dwellings: 22 (25%), 3-bedroom dwellings, 36 (41%) four bed dwellings and 10 (11%) five bed dwellings.

The proposals include the provision of 22 affordable housing units, which equates to 20% of the total dwellings proposed. The affordable housing mix would provide 2 (9%) 1 bed units, 10 (45%) 2 bed units; 2 (9%) 3 bed units; and 2 (9%) 4 bed units. The mix is reflective of the requirements set out by the Housing Strategy Team. The affordable housing tenure is split between shared ownership (12) and affordable rent (10), These units would be provided in clusters across the whole of the site.

As part of the proposal, mostly 2 storey dwellings are proposed. However, there are also some 2.5 dwellings incorporating dormers.

The Reserved Matters to be considered under this application are:

- Layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. This includes the internal road configuration.
- Scale - the height, width and length of each building proposed within the development in relation to its surroundings;
- Appearance - the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture; and
- Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes-
  - (a) screening by fences, walls or other means;
  - (b) the planting of trees, hedges, shrubs or grass;
  - (c) the formation of banks, terraces or other earthworks;



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- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features

For clarity, the issue of external access has already been determined and approved, so it is not included in the current application. While some proposed plans show the District Centre, this is for illustrative purposes only. It does not form part of this reserved matters application. Any proposal for a District Centre would be considered under a separate reserved matters application.

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

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 3 Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 6: Affordable Housing

Policy 13: Primarily Open Space

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 22: Road Hierarchy

Policy 31: Regeneration for Town Centre

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 46: Brookhill East

Appendix 1 RCBD1 Redditch Cross Boundary Development

**Others**

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Borough of Redditch High Quality Design SPD (June 2019)

**Bromsgrove District Plan**

RCBD1: Redditch Cross Boundary Development

High Quality Design Supplementary Planning Document (June 2019)

**Relevant Planning History**

The application site forms part of a larger site that was the subject of a cross boundary hybrid planning applications for the following proposal.

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Hybrid applications 19/00976/HYB and 19/00977/HYB for up to 960 dwellings consisting of a full application for 128 dwellings accessed off Weights Lane, new public open space, drainage system, engineering operations associated works and an outline application (with all matters reserved with the exception of access) for the construction of the remaining dwellings with access points off Cookridge Close, Hawling Street and Weights Lane and including a new District Centre, new play facilities, new highway network, public open space, new drainage system and surface water attenuation, engineering operations and all associated works including landscaping.

This was approved at Redditch Planning Committee on 27<sup>th</sup> January 2021 subject to the signing of s106 agreement. Following the signing of the s106 agreement, the Redditch decision (19/00977/HYB) was issued on 1<sup>st</sup> November 2021.

The s106 agreement included the following contributions, highways (including bus service and infrastructure), education contribution on a per plot basis, off site open space contribution, Redditch town centre contribution, Bromsgrove and Redditch CCG Contribution and Worcestershire Acute Hospitals Trust.

The condition requirements to be addressed as part of the Reserved Matters submission include the following:

- Condition 6 requires the development to be carried out in accordance with the Framework Plan 8506-L-02 J and the principles described in the Design and Access Statement. Any Reserved Matter application shall include a statement providing an explanation as to how the design of the development responds to the relevant Design and Access Statement.
- Condition 7 requires an external materials plan.
- Condition 16 requires the specification, extent and methodology of cut and fill works.
- Condition 17 requires details of the finished ground floor levels.
- Condition 24 requires details of the hard landscaping
- Condition 27 requires an Arboricultural Method Statement and Tree Protection Plan.
- Condition 28 requires details of the mix of type and size of market dwellings.
- Condition 29 requires a plan identifying the number and location of the affordable housing units.
- Condition 30: requires boundary treatment details.
- Condition 31: requires refuse storage details.
- Condition 37: requires details of cycle parking.

**Other Planning History**

- Phase 1 (2011/177/OUT): Mixed use development of 171 dwellings, public open space (no matters reserved) and outline application for 4,738 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 3rd October 2011.

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- Phase 2 (2014/256/OUT): Mixed use development of 296 dwellings, play area, Community House and public open space and outline application for up to 3,100 square metres of Class B1 (Business) floorspace and access. Planning consent was granted on 29th March 2017.
- New School: (16/000007/REG3) New two-form entry First School with associated external areas including access road, hard play, grass pitches, forest schools area, and parking. County application planning consent was granted on 13th October 2016.
- Land at Weights Lane (2012/120/OUT) Mixed use development of up to 200 dwellings, 5,000 sqm (gross) Class B1 office floorspace with associated open space and access arrangements. Planning permission was granted on 11th March 2014.
- Land at Weight Lane (reserved matters): (2015/265/RM) Layout, appearance, scale and landscaping for the erection of 200 no. dwellings with associated infrastructure and landscaping and the discharge of conditions 5, 9, 15 and 16 of the outline application reference 2012/120/OUT. Planning Permission was granted 16th December 2015.
- Phase 4 (22/00359/REM) Application for reserved matters approval (appearance, landscaping, layout and scale) for the construction of 72 dwellings and associated works and infrastructure, pursuant to the hybrid planning permissions 19/00976/HYB and 19/00977/HYB (Cross boundary application with Bromsgrove DC 22/00255/REM). Planning Permission was granted 26<sup>th</sup> August 2022.

**Consultations****Worcestershire Archive and Archaeological Service**

No objection

**Conservation Officer**

No objection

**North Worcestershire Water Management**

No objection, subject to drainage strategy plan

**WRS - Contaminated Land**

WRS have no adverse comments to make for contaminated land, tired investigation condition from the hybrid is still relevant, no objection subject to an Import of soil and soil forming materials condition.

**WRS - Noise**

No objection

**Housing Strategy**

No objection

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### **Highways Redditch**

No objection subject to condition

- Internal Site Access
- Highway and Transport Layout
- Site Layout
- Shared Use Pedestrian/ Cycle Path
- Residential Parking Provision
- Cycle parking (condition not required as this duplicates condition 37 of the Hybrid permission)

### **Waste Management**

No objection

### **Arboricultural Officer**

No objection subject to the tree protection measure set out in the FPCR Environmental and Design Ltd dated 2022.

### **Public Consultation Response**

174 letters sent 20<sup>th</sup> December 2022

Site notices displayed 21<sup>st</sup> December 2022

Press notice published 30<sup>th</sup> December 2022

3 representations received raising the following issues:

Concern regarding site access/traffic/highway safety

Insufficient internal road network

Insufficient parking

Insufficient trees

Other issues have been raised but these are not material planning considerations and have not been reported.

### **Assessment of Proposal**

#### **Phasing**

The proposal relates to the sixth of eight phases proposed to complete the Brockhill development (phase five has not been submitted). The phasing of the development is reflected in the hybrid planning permission (Condition 1). A phasing plan has been approved as part of the discharge of conditions. A copy of this plan is included in the committee presentation.

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### **Layout**

The Phase 6 proposals have directly incorporated the ideas of the Framework Plan and Design and Access Statement into the layout. The proposed housing wraps around the District Centre (which does not form part of this application) and school, it is set in a generous area of open space and contains a green node/square at the centre.

These have been arranged to fit in with the surrounding landscape and challenging topography; plots 6062-66 will look outwards on to an attractive area of landscaped open space, while plots 6067-73 face the ridgeline, the highest part of the site reserved for walking, socialising, and obtaining views of Redditch and the surrounding countryside. Plots 6018-22, 6107-108 and 6074-79 also face outwards, creating an active frontage and overlooking the open space along the easement. This is a direct response to Figure 19 in the DAS, which highlights key vantage points and viewpoints that the realised scheme should take advantage of.

The Illustrative Masterplan builds on the vision of the Framework Plan, suggesting where potential pedestrian access points could be located across the whole site. These points have been identified within Phase 6 and have been labelled on the layout to link the scheme with the school and District Centre, creating greater connectivity for pedestrians. New residents will also be near to a Local Area of Play (LAP), which lies east of the school and is shown on both plans. The LAP has been provided as part of an earlier phase of development.

For the safety and security of the new community, public areas such as the small central square and a larger area of public open space (POS) facing the ridgeline are overlooked by facing properties. Street lighting will be considered at a later stage of development, but the public square and main routes will be lit and signed as suggested in the DAS. The square will be a focal point for the scheme and provide a high-quality gathering space with opportunities for recreation and new planting.

The proposed layout is faithful to the masterplan from the outline approval on, in its site planning strategy, in its density, and in its detailed layout. The proposal is in accordance with Policy 46 Brockhill East and RCBD1. Overall, the proposed layout is considered to accord with policies 39 and 40, Redditch High Quality Design SPD and the NPPF.

### **Scale including Housing Mix and Affordable Housing Provision**

The hybrid planning permission imposed planning conditions relevant to the scale of development. Condition 1 of the permission requires the scale of phases to be submitted and considered. The scale or quantum of development is fixed by condition 5 of the Hybrid permission, which limits development to 960 homes across the phases of the site. Phase 3 approved 128 homes, Phase 4 approved 72, and Phase 6 proposes 109 dwellings.

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The net density is 32 dwellings per hectare (dph), which is slightly lower than the surrounding phases (average 37 dph), but reflective of the larger properties included within the layout and the Charles Church ethos of creating desirable family homes set within rural-edge locations.

The developers have clarified that while there is a shortfall of affordable housing in this Phase of 11 dwellings, this shortfall will be made up in the next phases of the development. The applicant has provided an indicative affordable housing phasing plan outlining how this could be achieved through subsequent phases. This has been included as part of the presentation but does not form part of the proposed approved plans, as the phases are outside of the red line boundary for this application.

Firstly, the overall percentage of affordable housing on the hybrid site is set out in the s106 agreement therefore, it is considered there is sufficient control in place to ensure overprovision in future phases. Furthermore, it is important to recognise that where a development site is brought forward on a piecemeal basis (such as the phasing in this case), the Council should assess affordable housing targets for each part of the site on a pro-rata basis, having regard to the overall requirements generated by the whole site. Officers accept this approach with respect to the affordable housing provision for this phase and consider that the proposed development meets the development policies with respect to affordable housing requirements. The affordable housing tenure is split between shared ownership (12 units) and social rent (10 units). These units would be provided in clusters across the whole of the phased scheme. The Housing Officer has been consulted and agrees that the affordable housing provision, mix, and cluster arrangements within the layout are acceptable. In addition, there is a provision of 2 No. bungalows to address the housing needs of the elderly.

The DAS requires that building heights be primarily two storeys. This is reflected in the proposals, where primarily 2-storey dwellings mimic local character and occasional 2.5-storey dwellings provide interest and focal points along the street scene.

A range of terraced, semi-detached and detached properties are proposed to create an interesting and attractive setting with varying ridge heights. Two flats will also be delivered. To generate further appeal along the main and secondary roads, the provision and length of front gardens have been varied. Longer front gardens create a more open scene, whereas shorter gardens or frontage parking create a sense of enclosure.

In conclusion, it is considered that the scale of development is acceptable, promoting a good quality design that responds appropriately to the character of the area, in accordance with Borough Local Plan policies 46, RCBD1 and 39 and 40, Redditch High Quality Design SPD and the NPPF. Furthermore, the scale of the proposal is considered to comply with the relevant conditions imposed on the hybrid planning permission.

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### Appearance

The DAS stresses the importance of placemaking and responding effectively to local character. Critical to this will be the use of traditional building materials, particularly the use of colour and boundary details. While this will be consistent, with Phases 1-4 and the wider townscape of Redditch, Phase 6 also needs to contain a distinctive character and appearance that is representative of the Charles Church brand. To achieve this, details include:

- Two-tone red or orange brickwork with contrasting red brick banding
- Weber rough cast silver pearl Render
- Grey slate interlocking or anthracite roof tiles
- Front doors, garage doors, soffit, fascias, RWPs and rainwater goods to be black
- White uPVC windows

Homes will be of the 'Village Range', as opposed to the Traditional Range used on earlier phases. This means that properties in Phase 6 will have more characterful features, such as stone cills, rafter feet, additional detailing on windows (glazing bars) cills and detailing on brickwork. To ensure that the Phase is not incompatible with the wider scheme, black detailing (such as on front and garage doors) has been incorporated, as it has been on Phase 4. It is also important that Phase 6 not be discordant with the wider architectural style of Redditch. The DAS notes that these are largely 21st century properties constructed of traditional materials and that the scheme itself should provide a modern interpretation of this.

Phase 6 is in accordance with the above statement. As outlined, these are largely reflective of the surrounding traditional architecture and style but have additional detailing around the windows. As suggested in the DAS, some properties have a render and stone appearance, and corner properties (such as the Bamburgh), have attractive side elevations that act as focal points throughout the scheme and provide natural surveillance.

All dwellings face onto the street, with articulation of corners achieved using distinctive materials, bays, and additional windows in habitable rooms, which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. Dual aspect units have been introduced to ensure all elevations make a positive contribution to the public realm and junctions.

To ensure the development is fully legible, boundary treatments will define public and private spaces. Where a boundary is facing a public space (i.e., road or open space), the treatment will generally consist of 1.8m high screen brick walls (to match individual plots), 0.7m high estate railings or 1.8m high pier and panel fencing. The boundary treatments

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for private spaces (i.e., gardens) will be 1.8m timber close board fences. The use of these various treatments makes ownership clear and helps to prevent crime. This range of treatments is suggested in the DAS and will help to avoid the dominance of brick walls.

The material information provided to date is satisfactory. Overall, the size, appearance and the architectural detailing of the dwellings is considered acceptable and to be in accordance with Borough Local Plan policies 46, RCBD1 and 39 and 40, Redditch High Quality Design SPD and the NPPF.

### **Landscaping**

The DAS, Framework Plan, and Illustrative Masterplan envision a vast amount of Green Infrastructure (GI) (approximately 57% of the total scheme) and a high-quality public realm. Within Phase 6, where over 77% (11.75ha) of the scheme falls outside of developed land. Full details of the soft landscaping proposals have been submitted as part of the RM application, these reflect the intentions of the DAS to deliver a range of landscape, biodiversity, recreational, and SuDS benefits; additional native tree, hedgerow, and shrub planting will be utilised to retain and enhance the existing GI network.

In relation to the landscaping around the proposed dwellings, to break up the street scene, street trees and other landscaping features will be included along the main street. This will also provide an attractive route through the scheme. Trees will be used within the private curtilage of some properties to provide structure and create privacy for the residents. Different species and sizes will be used to define the character areas and street hierarchy. A mixture of shrub and herbaceous species will be planted in front gardens to create texture, colour and year-round interest. A landscape management plan will be submitted later as details are reserved by a condition.

Overall, it is considered that this proposal satisfactorily achieves the aims of the Design and Access Statement and development plan policy.

### **Highways and Parking**

As part of the application for reserved matters approval, the applicant has confirmed that main streets would track through Phases 5 and 6 and around the edge of the district centre to connect to Phase 2 with a carriageway width of 6.1m and 2m footways on both sides. The applicant provides that the curved shape of the main road would provide traffic calming by reducing the speed of drivers. The remainder of the road hierarchy would consist of secondary streets, including a secondary street linking Phases 5 and 6 and private drives. Secondary streets would have a 5.5m carriageway width and a different surface material to delineate the difference between main streets and secondary streets. Secondary streets would be terminated with a turning head which ensures that larger vehicles (such as emergency and refuse collection lorries) can navigate the site. Private drives would be denoted by a thinner tarmac surface.



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As per the provisions of the Streetscape Design Guide, the applicant would provide 1 car parking space for a 1-bedroom unit, 2 car parking spaces for a 2 -3-bedroom unit, and 3 car parking spaces for a 4+ bedroom unit. The Applicant also intends to provide 22 visitor parking spaces. The applicant provides that where properties are proposed without garages, a shed in the garden is proposed that would be suitable to store bicycles. Dwellings with 4+ bedrooms would be provided with garages that have an internal dimension of 6.3m x 3.3m.

The Highway Authority has been consulted, and several iterations have been made to the plans to ensure the development is acceptable. As a result of these changes, WCC as the Highway Authority, has advised that it has no objection, subject to conditions.

### **Impact on Residential Amenity**

Overall, it is considered that, given the degree of separation, position, and orientation between the proposed dwellings and neighbouring buildings, the proposal would not result in harm to the amenity of the occupants of neighbouring properties or future occupants of the proposed dwellings, in accordance with the above policies.

In relation to the construction phase of this phase of development, under condition 39 of the hybrid permission, a Construction Environment Management would be required prior to the commencement of the 6th phase.

### **Other Matters**

WRS Contamination considers that in addition to the contaminated land conditions placed on the permission granted under the hybrid application, an imported soils/soil forming materials be placed on any approval granted as part of the reserved matters.

In relation to drainage Phase 6 is located within the Batchley Brook and Hewell Stream side of the catchments. Some Surface water flood risk is indicated but this is minimal. With respect to surface water runoff flood risk, based on the EA surface water flood risk mapping there are areas of risk indicated across the site. Areas of pooling are generally located around the existing drainage features on such as brooks, ditches and ponds.

NWWM have reviewed the Preliminary Drainage Strategy submitted as part of the application. In principle this is satisfactory subject to a planning condition regarding detailed design.

### **Conclusion**

This is an allocated development site. The four reserved matters under consideration are found to comply with the relevant conditions imposed as part of the hybrid permission and to adhere to the masterplan, the principles of the Design and Access Statement and the NPPF. In the planning balance and taking account of material planning considerations,

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the development is acceptable and, subject to the conditions set out below, is recommended for approval.

### **RECOMMENDATION:**

**That the Reserved Matters of Layout, Scale, Appearance and Landscaping be GRANT subject to the following conditions:**

### **Conditions:**

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

Location Plan (PL001E)  
Planning Layout (PL002P)  
Planning Layout – Colour (PL003P)  
External Materials Plan (PL101D)  
Massing Plan (PL102C)  
Tenure Plan (PL03C)  
Refuse Storage Plan (PL105)  
PL200A – Cromer  
PL201A – Tunstall  
PL202A – Sandbanks  
PL203A – Kennet  
PL204A – Chopwell  
PL205A – Bamburgh  
PL206A – Seacombe  
PL207A – Hastings  
PL208A – Heysham  
PL209A – Kingsand  
PL210A - Rendlesham  
PL211A – Alnmouth  
PL212A – Danbury  
PL13A – HQI50  
PL14A – Wentwood  
PL15A – Grizedale  
PL216 – Single Garage  
PL217 – Twin Garage  
PL218 – Double Garage  
PL219 – Triple Garage  
GL1987 01B Soft Landscape Proposals  
GL1987 02B Soft Landscape Proposals  
GL1987 03B Soft Landscape Proposals  
GL1987 04B Soft Landscape Proposals  
GL1987 05B Soft Landscape Proposals  
GL1987 06B Soft Landscape Proposals

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8506-TPP-02 Rev A Tree Protection Plan  
 424-0001C Phase 6 Fire Vehicle Tracking  
 424-0002B Main Infrastructure Fire Vehicle Tracking Sheet 1  
 424-0003A Main Infrastructure Fire Vehicle Tracking Sheet 2  
 424-0004C Phase 6 Refuse Vehicle Tracking  
 424-0005C Main Infrastructure Refuse Vehicle Tracking Sheet 1  
 424-0006A Main Infrastructure Refuse Vehicle Tracking Sheet 2  
 424-0007C Phase 6 Visibility and Dimensions  
 424-0008B Main Infrastructure Visibility and Dimensions Sheet 1  
 424-0009A Main Infrastructure Visibility and Dimensions Sheet 2  
 424-0010 Refuse Vehicle Tracking Plots 6017-6021  
 22119-PL-MI-001 Preliminary Drainage Strategy  
 22119-PL-MI-002 Preliminary Drainage Strategy  
 22119-PL-P6-001A Drainage Strategy and Finished Floor Levels

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

- 2) Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising must be provided. Where the donor site is unknown or is brownfield, the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

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.

- 3) The development shall be undertaken in accordance with the mitigation/protection identified in the 8506 Arboricultural Method Statement – Phase 6, Brockhill East (October 2022) and 8506-TPP-02 Rev A Tree Protection Plan.

Reason: To ensure the satisfactory protection of the existing trees and hedges.

- 4) The landscaping scheme detailed on drawing nos. GL1987 01B, GL1987 02B, GL1987 03B, GL1987 04B, GL1987 05B, GL1987 06B shall be carried out concurrently with the development and shall be completed in accordance with a

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programme to be agreed with the Local Planning Authority prior to the occupation of any dwelling in this phase.

If within a period of five years from the date of the soft planting pursuant to this condition that soft planting is removed, uprooted or destroyed, or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, this shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide ecological and biodiversity benefits.

- 5) Before development commences, a detailed scheme for the site access works, shall be submitted to the Local Planning Authority (and Worcestershire County Council Highways). The development shall not be occupied or brought into use until the submitted scheme, which is broadly in accordance with drawing 424-0007 Rev C, subject to any necessary changes identified during the detailed design (including a minimum of 8m junction radii) and/ or Road Safety Audit processes, has been agreed in writing by the Local Planning Authority, in consultation with Worcestershire County Council Highways, and has been implemented in full.

Reason: In the interests of achieving safe and suitable highway access for all users.

- 6) The development to which this permission relates shall be carried out generally in accordance with the following plans and drawings unless otherwise approved in writing by the Local Planning Authority (in consultation with WCC Highways):

- Main Infrastructure Visibility and Dimensions Sheet 1 (424-0008 Rev B)
- Phase 6 Visibility and Dimensions (424-0007 Rev C)

Reason: In the interests of highway safety and to promote sustainable access.

- 7) The development hereby approved shall be carried out substantially in accordance with drawing 424-0007 Rev C, subject to any minor modifications identified during the highways detailed design process.

Reason: To define the permission and to ensure that the development meets the design quality and requirements of the Worcestershire Streetscape Design Guide.

- 8) No dwelling hereby permitted shall be occupied until a scheme of works for a shared use pedestrian/ cycle path, between Plot 6017 of Phase 6 and any plot within the future Phase 5, has been submitted to and approved in writing by the

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Local Planning Authority and the approved scheme has been completed and is open to cyclists and pedestrians.

Reason: In the interests of sustainable development and promoting active travel.

- 9) No dwelling hereby permitted shall be occupied until the garages and parking spaces allocated to that property have been provided, as shown on the approved plans. Such garages and parking spaces shall be kept clear of obstruction and retained only for the parking of vehicles in connection with the use of each property as a dwellinghouse.

Reason: To ensure that satisfactory provision is always made for the parking of vehicles off the highway.

- 10) No works or development above foundation level for Phase 6 shall take place until a finalised scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specifically include:

- Detailed drainage design, showing all private foul and surface water connections.
- A simple index assessment considering the water quality of surface water runoff.
- Consideration of what SuDS features can be incorporated into the site drainage to provide an appropriate level of runoff treatment.
- Full details of the proposed balancing area. Included information on any proposed permanent water level, which would improve its value.

This scheme should be indicated on a drainage plan and the approved scheme shall be completed prior to the first use of the full application hereby approved.

Reason: To prevent the risk of flooding and to improve and protect water quality.

### **Procedural matters**

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

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**PLANNING  
COMMITTEE**12<sup>th</sup> July 2023**Planning Application 23/00596/FUL**

**Extensions to existing building (two storey teaching accommodation; single storey school hall & single storey sports hall) and external works (extension of existing hard surfaced external play areas; reconfiguration and increase in the capacity of the existing vehicular circulation & parking provision).**

**Birchensale Middle School, Bridley Moor Road, Redditch, B97 6HT**

**Applicant: Bordesley MAT**  
**Ward: Batchley And Brockhill Ward**

**(see additional papers for site plan)**

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

**Site Description**

Birchensale Middle School is a mixed, non-selective, non-denominational middle school serving students from the age of 9 to 13 years (Year 5 to Year 8), drawing approximately 600 pupils from the wider Batchley and Brockhill catchment area (five classes of 30 pupils per year group). The school is in the residential area of Redditch, with access from Bridley Moor Road.

**Proposal Description**

The development involves a number of elements, of which the principal is the two storey extension of the existing two storey teaching accommodation at the south end of the building to provide six additional classrooms, together with associated ancillary and circulation spaces.

The development also proposes the following:

- Extension of the existing school hall to provide additional space for large group activities, including year assemblies, examinations, indoor games, and (most regularly) dining.
- Extension of the existing sports hall at the north end of the building, to provide a larger but dividable space.
- Extension of the existing hard surfaced external areas used for both formal and informal play.
- Reconfiguration and an increase in the capacity of the existing vehicular circulation and parking provision on the site.

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### **Background To The Application**

Worcestershire County Council (WCC) and Worcestershire Children First (WCF), aware of changing demographics in the west of Redditch, including those resulting from the Persimmon Brockhill housing scheme, have identified a need for a substantial increase in the provision of school places in the area, at all ages, from September 2024.

This increased need is expected to continue over the coming 25 years. The Bordesley Multi Academy Trust (MAT) was approached to discuss the feasibility of Birchensale Middle School as the most appropriate location within the area to provide additional places for its age range, having its capacity expanded by one form of entry (1FE) to a published admission number (PAN) of 180 (i.e., six forms of entry; six classes of 30 pupils per year group) to give an overall school roll of approximately 720 pupils. The resulting feasibility study concluded that it was practicable for the school to be extended to accommodate the proposed increase in numbers within the capital funding budget that WCF would be able to make available.

The feasibility study compared the existing accommodations and site facilities against a standard model. The current site area helped ensure that the playing field area was more than sufficient for the enlarged roll.

However, the feasibility study identified the following areas of work that would be required to provide for the necessary increase in pupil capacity. This included increasing the number of classrooms for new pupils and replacing the temporary classroom on site. Increasing the number of group rooms and tutorial rooms as well as the number of WCs. The extension of the existing school hall, which is already too small for the current pupil capacity, will ensure that there is sufficient area to accommodate larger group activities, such as year assemblies, examinations, and indoor dining. As well as the existing sports hall, which could be considered to already be too small for the current pupil capacity, to ensure that it provides sufficient area to accommodate both expanded indoor sports use and larger (part) school assemblies. The extension of the existing formal and informal external hard play areas is both to compensate for any areas lost to extensions to the building and to ensure that the provision is sufficient for the projected increase in the pupil population.

In terms of the car park/circulation work, the section of the vehicular circulation that previously formed the access currently presents an obstruction to the northward extension of the existing sports hall. The feasibility study therefore proposed that, in parallel with diverting the circulation to enable the sports hall to be extended and providing the additional 15-plus parking spaces required for the proposed expansion of the pupil capacity, the works should include the reinstatement of the coach turning circle and the broader rationalisation and reconfiguration of the vehicle circulation and parking areas to provide a more legible, coherent, efficient, and inherently safer layout.



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

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 18: Sustainable Water 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**

22/00796/FUL	Erection of temporary classroom, together with associated external works.	Approved	19.07.2022
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2000/145/CPO (County Application)	Extension Of Existing School And Increased Parking Provision.	Approved	
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**Consultations****Worcestershire Archive And Archaeological Service**

No objection

**North Worcestershire Water Management**

No objection, subject to a drainage condition

**WRS - Contaminated Land**

No objection, subject to standard contamination condition.

**Highways Redditch**

The Highways Authority has no objection subject to the conditions relating to;

1. Electric vehicle charging points
2. Cycle parking
3. Conformity with submitted details

**Arboricultural Officer**

No objection, subject to landscaping condition.

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### **Public Consultation Response**

Site notice posted on 7 June 2023 expired 1 July 2023  
39 Neighbour letters sent 2 June 2023 Expired 26 June 2023

No comments have been received following the public consultation process.

### **Assessment of Proposal**

#### **Principle of Development**

The expansion of Birchensale Middle School will support the Local Authority's statutory duty to ensure sufficient school places are available in the local area. The local planning authority is satisfied that the need for the proposal to provide additional accommodation at the school to accommodate school place demand has been demonstrated. In accordance with paragraph 95 of the NPPF, LA's must give great weight to any proven need to expand the school and attach great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The NPPF also states that local planning authorities should take a proactive, positive, and collaborative approach to meeting this requirement, and to development that will widen choice in education. Furthermore, as the new building elements of this proposal have been designed to sit within and adjacent to the existing main school building footprint, there is no loss of a formal sports field/playing pitch, or activity space.

It is noted that a small area of the car park extension will be located on land designated as Primarily Open Space under Policy 13 of the Local Plan. This policy seeks to maintain the levels of open space provision in the Borough. Proposals that would result in the total or partial loss of Primarily 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.

It is evident that this area of the site is not used for sport or recreation related to the school, while there will be a small loss in the area due to the extension of the car park and the extension to the sport hall, which will support the expansion of the school. For the reasons outlined earlier in the report, it is considered that it has been demonstrated that the need for the development outweighs the land as an open area of the site.

#### **Design**

The extension to the dining hall has been designed to fully fill the existing re-entrant corner formed by the existing hall to its east and the kitchen accommodation to its north. Given its lower height and the need for greater robustness, the applicant made the decision to further differentiate the new extension from the existing sports hall by cladding it in brickwork rather than the coated metal plank finish adopted in 2001-02. Except for the main (dining) hall extension, for which the new brickwork will endeavour to match the red/orange multi brick employed on the original building, the main wall facing material for

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the new extensions will be the blue/grey brick employed on a number of the elements constructed in the major expansion works of 2001-02. This is intended to provide some consistency in the more modern extensions and to allow these further extensions to more directly relate to the parts of the building to which they abut.

It is considered that the extensions will integrate with the existing school complex. The local planning authority is therefore satisfied that the proposal would not harm the surrounding character of the area.

**Highways and Parking**

Postcode analysis of the current pupil population (prepared by the applicant) shows that 72% of this population live within a one-mile radius (a reasonable distance for walking, cycling and scootering by pupils) of the school site.

If this proportion were to be projected forward to encompass the 120 place enlargement of the pupil population, it might be expected that no more than 33 pupils would be travelling more than one mile to school. However, given that the new Brockhill development, which is expected to provide most of the additional pupils, lies within the one-mile radius, it is likely that a considerably larger proportion of the increase will be resident within this area. In that event, it would be reasonable to expect that most of these additional pupils will have the practical option of walking, cycling, or scootering to and from the school.

As part of the project, the following measures are being planned by the Trust/school to encourage sustainable transport options and, in parallel, mitigate any potential additional road congestion caused by the increased numbers of pupils:

- Register the School on ModeShift Stars; establish a working group, and develop an active travel plan with the goal of achieving Silver accreditation within two years of the completion of the building works
- Take an active part in national awareness weeks such as Sustrans Big Walk and Wheel
- Investigate schemes to subsidise the purchase of bicycles and scooters
- Through newsletters and electronic communications, promote walking, cycling, and scootering to school and, where those might be difficult for families, encourage car sharing
- Continue the existing successful promotion of cycling and scootering to schools to further increase the uptake; support this promotion with continued delivery of cycle safety awareness courses and with increased provision of cycle and scooter shelters (effectively doubling the capacity) within the proposed works.

WCC Highways has assessed the application, and based on the analysis of the information submitted, the Highway Authority concludes that there would not be an unacceptable impact, and therefore there are no justifiable grounds on which an objection could be maintained. They have no objection, subject to conditions.

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### **Ecology**

A Preliminary Ecological Appraisal of the site was commissioned from Udall-Martin Associates Ltd. The findings and recommendations in the report are summarised as follows:

1. The perceived need for the eradication of invasive cotoneaster and yellow archangel species across the site by a suitably qualified specialist.
2. The site provides some potential bat roosting, foraging, and commuting habitat. The bat surveys recommended in the report were subsequently carried out, and, while no immediate evidence of bat activity was found, elements of the existing cladding provide possible bat roosting sites. As a result, bat emergence surveys in the areas of the building most likely to house bat roosts have been commissioned (to be carried out later in May and June 2023, when the temperature and other weather conditions are likely to be more favourable for bats). If resident bat populations are identified, then appropriate action by qualified and licensed bat specialists should be commissioned, and whatever the final outcome of the investigations, appropriate measures should be adopted across the site to avoid the disruption of existing bat populations and to support increased bat activity.
3. A buffer zone, at least 10 metres wide, should be established, for the duration of the building works between the southern bank of the Batchley Brook and the works to reconfigure and extend the car parking area. To ensure that no temporary parking of vehicles or storage of equipment and materials takes place in the buffer zone, temporary Heras fencing should be installed along the buffer zone boundary. The line of the edge of the proposed buffer zone is shown on Drawing No 481-10-22-PL06: Site Plan (North End): As Proposed.
4. Any tree removals required to allow the works to proceed should be followed, at an appropriate point in the development, by both replacement and additional reinforcing tree planting using a range of native species.
5. A range of ecological enhancements, including the provision of bat and bird boxes, additional planting with native shrubs, and hedgerow reinforcement.

Subject to the imposition of an appropriate condition reflecting the recommendations of the submitted Ecological appraisal, the proposed development would have no adverse impacts on the ecology and biodiversity at the site or in the surrounding area.

### **Flooding and Drainage**

The proposed development site is situated in the catchment of the Batchley Brook and Hewell Stream. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Based on the EA's flood mapping, risk to the site from surface water flooding is indicated on the site. Particularly around the sports hall and

REDDITCH BOROUGH COUNCIL**PLANNING  
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car park extension at the north end of the site. Which is to be expected given the nearby Batchley Brook. NWWM considers that a correctly designed drainage will mitigate any flood risk from surface water on the site and in the surrounding area. They have no objection subject to a condition.

**Other Matters**

No concerns have been raised by the Tree Officers.

Given the limited scale and massing of the extensions, the proposed development has been designed to ensure that the new development would not harm the living conditions of surrounding residential occupiers. The external canopy to the south-east would cover already utilised outdoor space. No adverse impact on residential amenities would arise.

**Conclusion**

Overall, it is considered that the proposal accords with the policies in the Local plan and the NPPF and is acceptable.

**RECOMMENDATION:**

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

**Conditions:**

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

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

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

481-10-22-PL01 Location Plan  
481-10-22-PL03 Block Plan: As Proposed  
481-10-22-PL06 Site Plan (North End): As Proposed  
481-10-22-PL07 Site Plan (South End): As Proposed  
481-10-22-PL12 GF Plan (Part): South Block: As Proposed  
481-10-22-PL13 1F Plan (Part): South Block: As Proposed  
481-10-22-PL14 Roof Plan (Part): South Block: As Proposed  
481-10-22-PL15 South Block: Elevns & Sections: As Proposed  
481-10-22-PL19 GF Plan (Part): Hall Area: As Proposed  
481-10-22-PL20 Roof Plan (Part): Hall Area: As Proposed  
481-10-22-PL21 Hall Area: Elevations: As Proposed

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

- 3) 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 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.

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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 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.

- 4) No works in connection with site drainage shall commence 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. The scheme shall provide appropriate levels of surface water attenuation and 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.

- 5) The development hereby approved shall not be opened to the public until 2 electric vehicle charging space has been provided in accordance with a specification which shall be submitted to and approved by the Local Planning Authority, such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities.

- 6) The development hereby permitted shall not be first occupied until 18 additional cycle parking spaces are provided in a sheltered, safe, secure and accessible location to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

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

- 7) The development hereby approved shall not be occupied or be brought into use until the access, parking and turning facilities have been provided as shown on drawing 481-10-22-PL06.
- 8) The development shall be completed in strict accordance with the recommendations as set out in the Preliminary Ecological Appraisal by Udall-Martin Associates Ltd (unless varied by a European Protected Species (EPS) licence issued by Natural England). All the recommendations shall be implemented in full according to the timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

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Reason: To ensure that the proposal results in a net gain of biodiversity.

- 9) Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities.

### **Procedural matters**

This application is being reported to the Planning Committee because the site is owned by Worcestershire County Council. As such the application falls outside the scheme of delegation to Officers.



**PLANNING  
COMMITTEE**12th July 2023

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**Planning Application 22/01325/FUL****New public entrance at ground floor level and localised landscaping works.****Town Hall, Walter Stranz Square, Redditch, Worcestershire, B98 8AH,****Applicant: Mr Mike Taylor, Herefordshire and Worcestershire Health  
and Care NHS Trust****Ward: Abbey Ward****(see additional papers for site plan)**

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

**Procedural Matters**

This matter is reported to Members because the scheme of delegation to planning officers requires that:

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

- The proposal involves the Borough or County Council either as applicant or landowner.

**Background**

Planning permission was granted in December 2022 to erect a new entrance to serve the NHS accommodation on the west wing of the Town Hall (See original report under APPENDIX A).

Members will have noticed that works for the NHS entrance have started on site with the basic steel framework for the entrance installed at the Town Hall. The most recent topographical survey undertaken by others have shown that the levels previously assumed no longer work with the original proposal. This Non-Material Amendment (NMA) application proposes the minor re-design of the building access and aims for planning approval from the local planning authority.

**Non Material Amendment (NMA) procedure**

Following the grant of a planning permission, it is sometimes necessary to seek approval for minor changes to proposals originally approved. This can be applied for under Section 96A of the Town and Country Planning Act 1990 in the form of a NMA application.

## PLANNING COMMITTEE

12th July 2023

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When considering a NMA application, the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990. This will require having regard to the effect of the change, together with any previous changes made under Section 96A. There is no statutory definition of 'non-material' as this is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.

Non-material amendments should not breach the conditions placed on the original consent, and the NMA decision will only relate to the non-material amendments sought. It is not a reissue of the original planning permission which will still stand.

As part of processing a NMA application, the local planning authority must take into account any representations made by anyone notified, provided they are received within 14 days of notification. Due to the minor nature of these types of applications they are normally delegated matters determined by officers.

### **The Amendments**

This NMA application proposes the minor re-design of the entrance access. The entrance now requires the provision of the raised entrance level, the provision of steps, brick dwarf walls/railings and a platform lift.

Whilst the changes are minor in nature and would generally be determined under delegated powers, this application is to be considered at Committee as Redditch Borough Council are the landowners.

The Conservation Officer has been consulted on this NMA application as the building is viewed as a non-designated heritage asset. The Conservation Advisor has no objection to the revisions made to the scheme and considers the platform lift to be a better design to having a long ramp approach.

Officers consider that the amendments to the scheme are non-material and acceptable in this location having minimal impact on the streetscene. The revisions to the scheme do not have any impact on the Springs Eternal art sculpture, or the provision of tree planting approved as part of the original application.

### **RECOMMENDATION:**

That permission be granted for the non-material amendments shown on External Works Detailed Plan Dwg. No. (90)002 Rev. C1, and External Works Plan Dwg. No. (90)001 Rev. C5.

**APPENDIX A**  
**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

7th December 2022

**Planning Application 22/01325/FUL**

**New public entrance at ground floor level and localised landscaping works.**

**Town Hall, Walter Stranz Square, Redditch, Worcestershire, B98 8AH,**

**Applicant: Mr Mike Taylor, Herefordshire and Worcestershire Health  
and Care NHS Trust**

**Ward: Abbey Ward**

**(see additional papers for site plan)**

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

**Site Description**

Redditch Town Hall is situated within the designated Town Centre zone defined in the Borough of Redditch Local Plan No.4 (LP4). The proposal would be located within the designated Civic Open Space in the Town Centre as defined in LP4.

**Proposal Description**

A new entrance is proposed at the South-West corner of Walter Stranz Square. The entrance would include the construction of a draught lobby with a cantilever end to provide shelter from the elements. The new entrance would have a glazed frontage and grey cladding for the exterior. An orange/rust colour cladding would be used for the interior to complement the red brick exterior of the Town Hall.

**Relevant Policies**

**Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 30: Town Centre and Retail Hierarchy

Policy 31: Regeneration for Town Centre

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

**Others**

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

**Relevant Planning History**

1979/137/OUT Construction Of Civic Offices &

17.05.1979

**APPENDIX A**  
**REDDITCH BOROUGH COUNCIL**

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7th December 2022

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	Commercial Offices	
1979/588/FUL	Construction Of Civic Offices & Commercial Offices	29.01.1980
2013/130/RC3	Public art piece to celebrate the Redditch Springs and Wireform Industry on grassed area next to town hall	26.09.2013
21/01619/FUL	Proposed installation of air source heat pump and associated equipment including external buffer vessel	21.01.2022

**Consultations**

**Highways Redditch**

No highway objections to the proposed public entrance at ground floor level but recommend that 10 cycle parking spaces be provided on site for the additional staff / visitors.

**Worcestershire Archive and Archaeological Service**

No objection to the proposed development.

**North Worcestershire Water Management**

No objection.

**WRS - Contaminated Land**

Do not anticipate a ground contamination issue with this proposal.

**Tree Officer**

It is noted that one of the Silver Birch trees could be retained. However, the existing trees are juvenile in age and are a relatively short lived species of tree. Any disruption of the rooting zone would inevitably have a detrimental impact on the health of the tree. As such, no objection to their removal and recommend three Hornbeam species as replacements.

**Public Consultation Response**

Site Notice posted 18.10.2022 expired 11.11.2022

Neighbour consultation letters sent out on 26.10.22 expired 19.11.22

To date no comments have been received.

**Assessment of Proposal**

Members will be aware that there are proposals to transform Redditch Town Hall into a new community hub which may, subject to further consultation, include Redditch Library

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amongst other services. This proposal is the start of some of the changes required to transform the Town Hall into that community hub.

The NHS will be occupying the west wing of the Town Hall and use the accommodation as a clinical therapy/counselling space on the ground floor, with general office accommodation/meeting space on the first floor. The clinical therapy/counselling accommodation is made up from Herefordshire and Worcestershire Health and Care NHS Trust's CAMHS (child and adolescent mental health service), and Healthy Mind Redditch services, currently based at Smallwood House. Given how the floor space is proposed to be used, it is considered that the new facilities would fall within the same use class as the Town Hall (Class E) (Commercial Business and Service use).

A separate entrance/lobby is required to serve this facility within the Town Hall building. A new public entrance at ground floor level will be used by visitors and NHS. This separate entrance will enable NHS staff to receive and welcome visitors and direct them to the appropriate waiting area. The provision of a separate entrance would minimise disruption to the Council's day to day operations.

Existing hard and soft landscaping in this location will be altered due to the construction of the new entrance. Three young Silver Birch trees will need to be removed. However, three replacement trees are proposed to be planted as part of the overall works. The Tree Officer has no objection to the removal of the Silver Birch trees and recommends that they be replaced with Hornbeam. This species grows in a column shape making it ideal in this location. They are also a long lived species with low maintenance issues.

The three black metal benches that exist on site will be replaced with pre cast concrete benches in similar locations. The public art feature 'Springs Eternal' that exists in the Square at present will not be affected as a result of the scheme.

The NHS logo and individual lettering for the entrance are shown on the submitted plans. Officers would clarify that advertisement consent is not required for these details.

The new entrance will be located at the South-West corner of Walter Stranz Square. The site is within the Town Centre zone and Civic Open Space as defined in LP4.

Policy 30 requires the Town Centre to be the preferred location for many facilities including social and community facilities.

Policy 13 requires open space areas to be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility. A criteria is set out in the Policy and should be applied when assessing applications for development in open space areas:-

- i. the environmental and amenity value of the area;

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- ii. the recreational, conservation, wildlife, historical, visual and community amenity value of the site;
- iii. the merits of retaining the land in its existing open use, and, the contribution or potential contribution the site makes to the Green Infrastructure Network, character and appearance of the area;
- iv. the merits of protecting the site for alternative open space uses;
- v. the location, size and environmental quality of the site;
- vi. the relationship of the site to other open space areas in the locality and similar uses within the wider area;
- vii. whether the site provides a link between other open areas or as a buffer between incompatible uses;
- viii. that it can be demonstrated that there is a surplus of open space and that alternative provision of equivalent or greater community benefit will be provided in the area at an appropriate, accessible locality; and
- ix. the merits of the proposed development to the local area or the Borough generally.

Whilst the site is located within the Civic Open Space as annotated in the LP4, due to the location of the new lobby (adjoining the Town Hall building), it is considered unlikely that the proposal would conflict with the above criteria and would not hinder the use of the Square for open space purposes. The design of the proposed entrance is acceptable complementing the streetscene and would be in accordance with Policies 39 and 40 of the Local Plan No. 4.

County Highways have requested cycle parking facilities. This can be conditioned, and a potential location of this facility has been indicated on the plans submitted.

Overall, it is considered that the proposed development complies with the provisions of the development plan and would be acceptable.

**RECOMMENDATION:**

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

**Conditions:**

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- 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 plans and drawings to be defined.

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

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

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

- 4) Prior to their first installation, details of cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the first occupation of the development.

Reason: In the interests of sustainability.

- 5) Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

**Procedural matters**

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