



# Planning Committee

Wed 21 Feb  
2024  
7.00 pm

Council Chamber  
Town Hall  
Redditch

**REDDITCH** BOROUGH COUNCIL

*making  
a  
difference*

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

**If you have any queries on this Agenda please contact**

**Gavin Day  
Democratic Services Officer**

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

**Tel: (01527) 64252 (Ext. 3304)**

**email: [gavin.day@bromsgroveandredditch.gov.uk](mailto:gavin.day@bromsgroveandredditch.gov.uk)**

# ***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](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 19<sup>th</sup> February 2024) 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](mailto:gavin.day@bromsgroveandredditch.gov.uk) before **12 noon on Monday 19<sup>th</sup> February 2024.**
- 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 19<sup>th</sup> February 2024.**
- 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, 21st February,  
2024

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 - 10)

### 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. 23/01058/FUL - Land At South Moons Moat, Padgets Lane, Redditch, Worcestershire (Pages 11 - 26)

### 6. 23/01115/FUL - Highfield House, Headless Cross Drive, Redditch, Worcestershire, B97 5EQ (Pages 27 - 32)

This page is intentionally left blank



# Planning Committee

---

Wednesday, 17th January,  
2024

## MINUTES

### Present:

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

### Also Present:

Councillor Joe Baker

### Officers:

Amar Hussain, Steve Edden and Helena Plant

### Democratic Services Officers:

Gavin Day

### 57. APOLOGIES

Apologies for absence were received from Councillor Anthony Lovell.

### 58. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 59. CONFIRMATION OF MINUTES

The minutes of the Planning Committee held on 6<sup>th</sup> December 2023 were presented to Members.

### RESOLVED that

**the minutes of the Planning Committee held on 6<sup>th</sup> December 2023 were approved as a true and accurate record and signed by the Chair.**

### 60. UPDATE REPORTS

There were no update reports.

Chair

# Planning Committee

Wednesday, 17th January, 2024

---

**61. 23/01154/FUL - ARROW VALLEY PARK, BATTENS DRIVE, REDDITCH, B98 0LJ**

The application was being reported to the Planning Committee because 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 5 to 13 of the Site Plans and Presentations pack.

The application was for Arrow Valley Park, Battens Drive, Redditch, B98 0LJ and sought the Installation of a Pump Track between the existing BMX facility and Skate Park on site.

The proposed location detailed on page 6 of the Public Reports pack was an undeveloped grassland area situated between the existing BMX and Skatepark facilities at the Arrow Valley site and was accessed via Icknield Street Drive.

Officers detailed that the track would be approximately 60m by 25m in size and the track would be 118m in length. There would also be some hedgerow screening and a planted wildflower meadow at the rear of the site.

The site would be accessed via Icknield Street Drive and the current parking was deemed adequate. Officers further detailed the short-term impact on car parking with 16 spaces being blocked off during the development, however, there would be no long-term impact. Worcestershire Country Council Highways did not raise an objection to the application, nor were there any 3<sup>rd</sup> party or technical objections.

Officers clarified the following points after questions from Members.

- That the Appropriate ward for the application was not Winyates but the Matchborough Ward.
- There was no supplied timescale to officers as to the length of the development.
- The track would be Asphalt with grass in between the areas.
- There would be no charge to use the track and would be free to Members of the public.

Members then proceeded to debate the application.

Members stated that the application would be a great addition to Redditch and would be an excellent opportunity to those of all abilities. On being put to a vote it was:



# Planning Committee

Wednesday, 17th January, 2024

---

**RESOLVED that**

having had regard to the development plan and to all other material considerations, planning permission be **GRANTED** subject to the conditions outlined on page 18 of the Public Reports pack.

62. **23/01265/FUL - 8 THORNHILL ROAD, NORTH MOONS MOAT, REDDITCH, B98 9ND**

The Chair announced that the application had been withdrawn on request of the applicant.

The Meeting commenced at 7.00 pm  
and closed at 7.13 pm

This page is intentionally left blank

**PLANNING  
COMMITTEE**

21st February 2024

**Planning Application 23/01058/FUL****Proposed replacement of 6 existing industrial units following fire****Land At South Moons Moat, Padgets Lane, Redditch, Worcestershire,****Applicant: United UK 2019 Propco 6 Ltd  
Ward: Winyates 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 application site is located in Winyates Ward within the existing South Moons Moat Industrial Estate. It extends to approximately 0.88 hectares and is bounded by Padgets Lane to the north and west. The southern boundary of the site adjoins Blacksoils Brook while to the east lies the existing shared access and yard serving the adjoining terraced industrial units (Nos. 7 - 13 Padgets Lane). The existing industrial building on the site, which was subdivided into six units, was destroyed by fire in May 2022. The previous buildings on the site have been removed. Public footpath Redditch No. 640 is located to the south of the site.

The access to the site will be via the existing access from Padgets Lane which joins the B4497 Battens Drive. Battens Drive comprises a lit, single carriageway which runs between the A4189 Warwick Highway to the south and the A4023 Coventry Highway to the north. The topography of the site is relatively flat. The site benefits from existing car park access to Padgets Lane at the south western site boundary, and an existing car parking and service yard access at the northern end of the site. There are a number of mature trees at the western and southern boundaries of the site with an area wide Tree Preservation Order (Redditch New Town No. 9, 1965). The surrounding area predominantly comprises industrial uses, with a mix of Classes E, B2, B8 and ancillary office uses. The site falls within a Primary Employment Area of the Borough of Redditch Local Plan No. 4.

**Proposal Description**

The seeks approval for the redevelopment of this site for a terrace of six units in the B2/B8 use class with associated office space totalling 3,690sqm with parking, services, and landscaping. The proposal replaces an existing terrace of industrial units largely on the same footprint which was destroyed by fire.

## PLANNING COMMITTEE

21st February 2024

There are six industrial units within the proposed with the following schedule of accommodation:

Accommodation	Sqm -
- Warehouse	3,070
- Office (First Floors)	600
- Total	3,670

There would be 6 level access delivery points located on the east elevation. The footprint of the proposed terraced units is 3,690sqm resulting in an approximate site density of 42%. The remaining areas of the site will be used as service yards/loading areas, car & lorry parking and landscaping. Each of the six proposed units would have an identical layout with the large open plan warehouse areas on the ground floor with the offices above provided in a first floor mezzanine. A vertical circulation core will connect each floor and the associated office accommodation, housing the staircase, and WC provisions with an area identified for potential future lift installation.

The warehouse areas will be clad in a vertical profile built up cladding system in a mid grey tone from the ground floor up to the transition strip at haunch height. Above that is a lighter grey horizontally laid profile cladding up to the parapet capping. The entrances to each unit would be framed with a blue portico feature cladding with offices clad in a grey horizontal composite cladding system. The proposed vehicle loading and personnel doors are coloured in the same blue as the portico cladding.

The access to the site would be provided in two locations, in keeping with the previous industrial units on the site. A car park access would be provided to Padgets Lane in the south west of the site, and a parking and service yard access, shared with the neighbouring industrial unit would be provided in the north of the site.

The proposal would provide 37 No. customer car parking spaces while the shared yard accommodates 25 No. car parking spaces. There would be 8 No. accessible spaces included in the parking which are positioned closest to the entrance into the proposed units. The development is targeting a 'very good' BREEAM rating.

The application is accompanied by a Design and Access Statement, Tree Constraints Report, Ground Investigation Report, Climate Change Statement, Part L Report - Energy Generation and Efficiency, Transport Statement, Framework Travel Plan, Noise Assessment, Preliminary Ecological Appraisal, BREEAM Pre Assessment and Flood Risk Assessment.

**PLANNING  
COMMITTEE**

21st February 2024

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 5: Effective and Efficient use of Land

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy 23: Employment Land Provision

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

**Others**

Redditch High Quality Design SPD

National Planning Policy Framework (2023)

**Relevant Planning History**

2003/429/FUL	1.8m High Vertical Steel Railings	Granted 02.12.2003
1990/281/FUL	Construction of Additional Car Parking Spaces	Granted 04.09.1990
1989/772/FUL	Change of Use of Factory to Storage (Unit 3)	Granted 01.02.1990
1987/573/ADV	Advertisement - 2 Non Illuminated Name Signs	Granted 22.10.1987

**Consultations****Environment Agency**

We have no objections to the proposals on flood risk grounds.

*Flood Risk:* The site lies within Flood Zone 3 (High Probability) of the Blacksoils Brook on our Flood Map for Planning (Rivers and Sea) which is defined in Table 1 of the Planning Practice Guidance (PPG) as land having a 1% or greater annual probability of river flooding. However, the Flood Zones appear to be misaligned from the watercourse at this location on the Flood Map for Planning (Rivers and Sea).

## **PLANNING COMMITTEE**

21st February 2024

---

There is no model available for the Blacksoils Brook and the flood zones at this location are based on JFLOW. This is a national, generalised flood mapping technique which is best available information for this location but it does ignore the presence of structures such as culverts and bridges which may act to throttle flows.

Flood Risk Vulnerability Classification: The proposed used at the site is Less Vulnerable as defined in Annex 3 of the National Planning Policy Framework (NPPF) consisting of 6 light industrial/storage units. These are to replace 6 units which had been affected by fire damage. A Flood Risk Assessment (FRA) for the application has been produced by Logika dated 12 May 2003 (Document Ref: 14124A-30-R01-01).

Proposed Development: Based on the FRA, this is virtually a like for like replacement with demolition then reconstruction of the new units but with slightly improved access to the watercourse as the units are moved slightly further north away from the Blacksoils Brook which is classed as an ordinary watercourse and is a tributary of the River Arrow. The Lead Local Flood Authority (LLFA) will be in a position to comment on the suitability of the easement.

Ground Raising and Floodable Structure: The FRA has confirmed that there will be no raising of ground levels and the ground floor of the units will be floodable internally and be of a similar footprint. Flood resilient techniques are to be used in the ground floor building design and offices of the units will be located on the first floor. The FRA has not mentioned whether there has been historical flooding of units previously and if so to what height. Given the near identical rebuilding of the 6 units we would not seek hydraulic modelling on this occasion.

Flood Resilient Measures: This is an opportunity to incorporate improved flood resilient techniques (eg electrics raised to greater heights) given the potential impacts of climate change on flooding and also to review the Flood Management plan for the site. As stated in Section 3.1 of the FRA there is a Flood Alert for this area (River Arrow and River Alne).

In summary, the development will be allowed to flood internally but will incorporate resilient techniques and is almost identical to the current layout. We therefore have no objection provided works are carried out in accordance with the approved FRA submitted to accompany the application.

West Midlands Area - Guidance Note for Local Planning Authorities - Sites Affected by Land Contamination has also been provided (see details on Public Access)

### **Worcestershire Highways - Redditch**

No objection subject to conditions in relation to EV Charging Points, Construction Environmental Management Plan and Employment Travel Plan.

## **PLANNING COMMITTEE**

21st February 2024

---

### **North Worcestershire Water Management**

After reviewing the FRA and other available information I feel 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.

### **Arboricultural Officer**

The site falls within the TPO area order Redditch New Town No. 9 TPO, 1965. The Tree Constraints Report submitted by Beechland has highlighted that T12, T16, T17, T23 and T36 should be removed due to poor condition, I would have no objection to this provided suitable mitigation is provided.

Trees along Black Soils Brook are a valuable habitat corridor and help to screen the industrial units from the public pathway, I would envisage that some remedial pruning will be needed to facilitate the proposed new units. I would have no objection to this, all pruning works should be in accordance with BS3998 2010 tree work recommendations.

The most valuable tree indicated within the report is T43, a mature Oak tree to the north of the site. This tree falls outside the development boundary and should be unaffected by the proposed new development.

No objection subject to the submission of an Arboricultural Impact Assessment report, showing how trees will be protected under all phases of construction also details on any mitigation that will be needed for the loss of trees highlighted within the report.

All retained trees should be protected under BS5837 during all phases of construction.

### **Worcestershire Wildlife Trust**

We note the findings and recommendations set out in the Preliminary Ecological Appraisal by Midland Ecology and that the site is adjacent to the Blacksoils Brook and close to the Ipsley Alders SSSI and Arrow Valley Local Wildlife Site (LWS).

Provided that appropriate steps are taken in line with the recommendations in the PEA mentioned above to mitigate for ecological impacts, protect nearby ecological features and prevent pollution during construction we do not think that there will be any overriding ecological constraints and we do not wish to object to the application.

1. CEMP – to include protection for retained ecological features and prevention of pollution during construction, especially in relation to any direct harm, runoff, noise, extraneous light or dust risks to the Blacksoils Brook, other nearby habitats, retained trees and hedgerows. Appropriate consideration for protected species, especially bats and birds, will also be needed.

## PLANNING COMMITTEE

21st February 2024

---

2. Lighting – To ensure that the development, both during construction and once operational, does not cause harm to nocturnal wildlife using the site, and commuting to and from nearby habitats. This is especially valid here given the value of the brook corridor as a commuting and potential foraging route through this part of the town. It connects to high value habitat and so needs to be treated with especial care.
3. SUDS and foul drainage – to ensure that long-term drainage of the site does not cause harm to receiving waterbodies or nearby habitats and delivers biodiversity enhancements in line with good practice guidance.
4. LEMP – to include biodiversity enhancement in line with planning policy and recommendations in the submitted ecological reports, together with long term management of that enhancement where required. The LEMP here will therefore be an essential consideration in delivering policy compliant development regarding measurable biodiversity net gains and so the relevant condition should be carefully worded and robustly enforceable.

Appropriate model wording for ecological conditions can be found in Annex D of BS42020:2013 Biodiversity – Code of practice for planning and development.

### **WRS - Contaminated Land**

Generally, WRS would be looking for justification for soil screening criteria adopted, especially in the absence of any soil organic content analysis, however it is unlikely to influence the conclusion of report on this occasion. The report and conclusions appear acceptable.

We recommend the following as a precautionary measure, a condition in relation to the Reporting of Unexpected Contamination

### **WRS - Noise**

Noise: The submitted noise assessment (ENVIRONOISE 21883R01PKSW 31.7.23 1st Issue) appears satisfactory. The cumulative noise impact of any external plant/equipment associated with the proposed development should not exceed the levels specified in Table 4.1 of the assessment when assessed in line with BS4142:2014+A1:2019, this should be conditioned.

### **WRS - Air Quality**

WRS has considered the impact on local air quality from the development. Below are our standard recommendations for a development of this size to mitigate the cumulative impact on local air quality from all development. As it seems cycle storage is already



## **PLANNING COMMITTEE**

21st February 2024

---

included in the planning documents for this site, you may wish to pay particular attention to the EV charging point recommendation.

No objections subject to conditions to provide secure cycle parking and the provision of electric vehicle charging spaces (10% as a minimum).

### **WRS- Light Pollution**

The proposed external lighting scheme appears acceptable in terms of light spill. Therefore, no objection to the application in terms of light nuisance.

### **Hereford & Worcester Fire and Rescue**

No Comments Received to date.

### **Worcestershire County Council Countryside Service**

No comments.

### **Public Consultation Response**

13 letters sent 30.10.2023, expired 23.11.2023.

Site Notices posted 09.01.2024, expired 02.02.2024.

Press Notice posted Redditch Standard 03.11.2023, expired 20.11.2023.

One representation received (from the occupier of units 7 and 8, opposite) summarised as follows:

The proposed plans are different to the existing. The scheme will have an impact on working these areas by reducing the original service yard. All these original units have rear gated service yards, the new plans have pushed out some of the buildings by 10m, these gated rear yards have been removed to extend some of the original buildings in size, and then take about 10m into the service yard, creating open access and some additional parking spaces.

Some of these unit's house lots of staff and vehicles, which when the units around this area are fully occupied causes lots of cars and vehicle movements.

### **Assessment of Proposal**

#### **Principle**

Planning decisions must be made in accordance with the Development Plan currently the Borough of Redditch Local Plan No.4 (BoRLP4), unless material considerations indicate otherwise. (Section 38(6) Planning and Compulsory Purchase Act 2004 and Section

## PLANNING COMMITTEE

21st February 2024

---

70(2) of the Town and Country Planning Act 1990). The National Planning Policy Framework (NPPF) is a material consideration.

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.4 (BoRLP4) (2017) and Policy 24 is applicable which seeks to safeguard employment sites. The application seeks the redevelopment of the site for employment purposes and as such, in principle, the proposal would comply with the policies of the Local Plan. The proposal would provide new employment opportunities during the construction and operation phases of the development, including related supply chain jobs according with the economic objectives of the Local Plan and NPPF.

### Design

Policy 39 of the BoRLP4 states that all development in the Borough should contribute positively to the local character of the area, responding to and integrating with the distinctive features of the surrounding environment, particularly if located within a historic setting. The policy also requires the incorporation of green infrastructure and climate resilience. Policy 40 requires new development be of a high quality design that reflects or complements the local surroundings and materials. The Redditch High Quality Design SPD (Section 6.2) provides detailed advice in relation to the scale, massing, lighting, parking, landscaping and boundary treatments for new commercial buildings. The proposed units would have a haunch height of 6.5m, a parapet level of 9.3m and an overall ridge height of 10.3m. The hipped roof arrangement assists in breaking the massing of the proposed roof in accordance with paragraph 6.2.3 which states that development should be in scale with surrounding developments and not be visually intrusive due to its scale, massing and use of materials. The framed entrances on the west elevation (facing Padgets Lane) break up the massing of the facade and provide visual rhythm and an active frontage along this more visible elevation. The proposed lighting scheme comprises mainly wall mounted LED lights appropriate for the operation of the commercial units.

The submitted plans indicate that the proposal would replace the existing building along a similar footprint. The immediate area is characterised by employment units of various sizes with a variety of materials. Whilst the design and materials differ from the adjoining units at Nos. 7 - 13 Padgets Lane, the proposal has been designed as a new modern facility and given the variety in the scale and materials of the immediate area, the design is considered acceptable. There is mature landscaping along Blacksoils Brook and residential development further to the south. The proposed scheme would retain the majority of the trees around the site notably to the west and south of the building and a provision of a landscaping scheme has been conditioned. The submitted Design and Access Statement shows that the proposal would reflect the guidance of the SPD (including through the use of materials, lighting and landscaping) to achieve good design in accordance with the augmented design provisions of the NPPF (2023).

## PLANNING COMMITTEE

21st February 2024

---

### Highways

The Applicant intends to maintain the existing 53 car parking spaces and 28 cycle parking spaces to serve the 6 industrial units. As per the provisions of the Streetscape Design Guide, the Applicant would be required to provide 81 car parking spaces and 20 cycle parking spaces.

As the existing car parking provision falls short of that required by the Streetscape Design Guide, the application is accompanied by a parking accumulation survey (contained within the Transport Statement - Appendix B) which determined that a maximum of 38 car parking spaces (72% of the total car park) were occupied at any one time.

Since permission for a like-for-like replacement of the 6 industrial units, the Highway Authority accepts the existing 53 car parking spaces. There would be 10% of the site's total car parking provided as EV charging spaces and an appropriate condition is attached to enable compliance with policy 15 of the BoRLP4. The proposal will provide 8 accessible car parking spaces and 6 motorcycle parking spaces exceeding the requirements of the Streetscape Design Guide.

The location is considered accessible in terms of public transport with bus stops on Winyates Way, approximately 220m from the site. The stops are served by the 57 Redditch East Circular service, operated by Diamond Buses, which provides services every 10 minutes Monday-Saturday and every 15 minutes on Sundays. The 57 service provides direct connections to proximate residential areas and Redditch Town Centre. There have been no objections raised by Worcestershire Highways in relation to matters such as trip generation, network safety or the submitted Framework Travel Plan. There are conditions recommended in relation to the provision of Electric Vehicle Charging Points, submission of a Construction Environmental Management Plan (CEMP), and an Employment Travel Plan.

### Trees

The site is covered by Redditch New Town TPO, No. 9, 1965. The application is accompanied by a Tree Constraints Report which has highlighted that a number of trees namely T12, T16, T17, T23 and T36 which should be removed due to their poor condition. The Report highlights that the most valuable tree is T43, a mature Oak tree to the north of the site. This tree falls outside the development boundary and should be unaffected by the proposed new development.

There are no objections from the Tree Officer subject to the submission and approval of an Arboricultural Impact Assessment which demonstrates how the trees would be protected during all stages of construction. There are suitable conditions attached to ensure tree protection and a Landscaping Scheme to mitigate the loss of the trees identified in the Tree Constraints Report and enable the retention of the valuable habitat corridor along Black Soils Brook to the south.

## PLANNING COMMITTEE

21st February 2024

---

### Flood Risk and Drainage

The site lies within Flood Zone 3 (High Probability) of the Blacksoils Brook (an ordinary watercourse) which is defined in Table 1 of the Planning Practice Guidance (PPG) as land having a 1% or greater annual probability of river flooding. The proposed use would be defined as Less Vulnerable as defined in Annex 3 of the National Planning Policy Framework (NPPF) comprising 6 industrial units. The application has been accompanied by a Flood Risk Assessment (FRA) which outlines that the building would replace an almost identical footprint of built development and would be located slightly further north (1.6m) of the brook than the previous building. The building has been designed with flood resilience in mind such as raised electric points and location of offices at first floor level. In the context of these measures and the existence of a flood warning system on the River Alne/River Arrow catchment, the potential for the internal flooding of the building has been evaluated and mitigation measures can be employed. There are no objections from the Environment Agency or North Worcestershire Water Management provided that the works are carried out in accordance with the FRA submitted to accompany the application. A suitably worded condition has been applied.

### Ecology

The application has been accompanied by a Preliminary Ecological Appraisal (PEA). The site adjoins Blacksoils Brook which forms an important corridor connecting Ipsley Alders SSSI and Arrow Valley Local Wildlife Site (LWS). The PEA recommends that as much existing vegetation is retained as possible throughout the site, and that the woodland and stream on the southern site boundary are protected from any accidental damage, pollution or lighting. Further surveys are not considered necessary however nocturnal bat surveys would be required in the event that a tree with moderate bat potential on the southern boundary requires felling or significant works. Impact avoidance measures are required for a number of protected species, including precautions for nesting birds during the nesting season (March-August inclusive), lighting precaution for bats and supervision should two trees with low bat potential require removal or works.

The recommendations for enhancement include installation of bat and bird boxes, wildlife friendly planting within any new soft landscaping, creation of habitat piles along the southern edge of the site and the incorporation of bat friendly lighting. There have been no objections raised by Worcestershire Wildlife Trust subject to conditions requiring a Construction Environment Management Plan (CEMP), Lighting, SUDS and a Landscape Environment Management Plan (LEMP). These would fulfil the Councils Biodiversity Duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006 and the NPPF.

### Other matters

There have been no objections raised by Worcestershire Regulatory Services in relation to air quality or noise subject to conditions. One Third Party representation has been received in relation to the increase in the footprint of the proposed replacement units and

## PLANNING COMMITTEE

21st February 2024

the attendant impact on the servicing of the units and the adjoining commercial units to the east. It should be noted that the principle of an increased footprint would be acceptable in the urban area and the proposed use of the building would accord with policy 24 of the Borough of Redditch Local Plan No. 4. There have no objections raised by Worcestershire Highways in relation to the impact of the increased footprint of the building on the capacity of the site for either parking or manoeuvring vehicles.

### Conclusion

In summary, it is considered the proposed development is in accordance with the relevant policies of the Borough of Redditch Local Plan No.4 in the replacement of employment units which were lost to fire. The proposal would generate new employment and economic development opportunities amounting to sustainable development for the purposes of Local Plan and the NPPF. The application is therefore recommended for approval.

### 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:

13073-AEW-SI-XX-DR-A-0501\_Site Location Plan  
13073-AEW-SI-XX-DR-A-0502\_Existing Site Plan  
13073 -AEW-SI-XX-DR-A-0503 Rev P05 Proposed Site Plan  
13073-AEW-SI-XX-DR-A-0504\_Proposed External Works Plan  
13073-AEW-B1-ZZ-DR-A-0510 Rev P03 Proposed GA Floor Plan  
13073-AEW-B1-01-DR-A-0511 Rev P03 Proposed GA Office Plan  
13073-AEW-B1-RF-DR-A-0512\_Proposed GA Roof Plan  
13073-AEW-B1-XX-DR-A-0513\_Proposed Elevations  
13073-AEW-B1-XX-DR-A-0514\_Proposed Section  
13073-AEW-B1-XX-DR-A-0515 Rev P01 Proposed GA Office Plan Units 3 and 4  
13073-AEW-B1-XX-DR-A-0516 Rev P01 Proposed GA Office Plan Units 5 and 6

**PLANNING  
COMMITTEE**21st February 2024

---

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

- 3) 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 immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.
2. 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.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification 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 on site.

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

- 4) The Development hereby approved shall not be brought into use until electric vehicle charging spaces identified on the Site Plan (Ref: 13073-AEW-SI-XX-DR-A-0503-S2- Rev P05) have been provided in accordance with a specification which

**PLANNING  
COMMITTEE**21st February 2024

---

shall be submitted to and approved by the Local Planning Authority and thereafter 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.

- 5) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway;
  - Details of site operative parking areas, material storage areas and the location of site operatives facilities (offices, toilets etc);
  - The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring;
  - Details of any temporary construction accesses and their reinstatement;
  - A highway condition survey, timescale for re-inspections, and details of any reinstatement
  - Identification of "biodiversity protection zones and practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction
  - The location and timing of sensitive works to avoid harm to biodiversity features.
  - The times during construction when specialist ecologists need to be present on site to oversee works.
  - The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - Use of protective fences, exclusion barriers and warning signs.

The measures set out in the approved plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety and protection of biodiversity.

- 6) The Development hereby approved shall not be brought into use until the Applicant has submitted an Employment Travel Plan using Modeshift STARS Business. They must meet green level accreditation before occupation and bronze level accreditation within 12 months of occupation.

**PLANNING  
COMMITTEE**

21st February 2024

Reason: To reduce vehicle movements and promote sustainable access.

- 7) Prior to the commencement of any works on site including any site clearance, demolition, excavations or import of machinery or materials, the trees or hedgerows which are shown as retained on the approved plans both on or adjacent to the application site or any within influence of any ground or development work on any adjoining land shall be protected with fencing around the root protection areas. This fencing shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: To protect the trees which form an important part of the amenity of the site.

- 8) The development hereby approved shall be carried out in accordance with British Standard BS: 5837.2012 'Trees in relation to Design, Demolition and Construction. All tree management pruning work shall be carried out in accordance with recognised good practice outlined within British Standard 3998 (2010).

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

- 9) Prior to commencement of ground works (excluding demolition) a detailed Arboricultural Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority showing how trees will be protected under all phases of construction also details of mitigation that will be needed for the loss of trees highlighted within the submitted Tree Constraints Report.

Reason: To ensure the protection of trees which form an important part of the amenity of the site.

- 10) Prior to first occupation, a detailed Landscape plan shall be submitted with clear indications of size, species and location to mitigate for the loss of trees on site. The plan shall be approved in writing and the landscaping carried out in accordance with the approved plan in the first available planting season following occupation. Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted

Reason: To ensure that appropriate tree planting mitigates any loss arising from the removal of existing trees.

- 11) The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures set out in the Preliminary Ecology Appraisal by Midland Ecology, dated 10th May 2023. Details of the proposed mitigation and enhancement measures shall be submitted to and approved in



**PLANNING  
COMMITTEE**21st February 2024

---

writing by the LPA before development (excluding demolition) commences on site and implemented in accordance with a timetable specified in that report.

Reason: To ensure the retention and enhancement of the adjoining wildlife corridor and minimize impact of the development on biodiversity.

- 12) Prior to the occupation of any of the employment units hereby approved, a Flood Management Plan shall be submitted to and approved in writing by the Local Planning Authority detailing the implementation of appropriate flood resilience measures outlined in the submitted Flood Risk Assessment (Logika Group Consultants, dated 12th May 2023) and clearly setting out all personnel safety procedures to be adopted prior to and during flooding event.

Reason: In order to mitigate the risks associated with flooding on the site in accordance with policy 17 of the Borough of Redditch Local Plan No. 4.

- 13) Prior to the occupation of the building hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and be approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

**PLANNING  
COMMITTEE**21st February 2024

---

- 14) The cumulative noise impact of any external plant/equipment associated with the proposed development should not exceed the levels specified in Table 4.1 of the submitted Noise Impact Assessment (Ref: 21883R01PKSW).

Reason: In order to ensure a satisfactory noise environment.

- 15) Within 6 months of occupation of any of the building hereby approved, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Building Research Establishment Qualified Assessor) to demonstrate full compliance with the 13073 South Moons Moat / Padgets Lane BREEAM Pre-assessment Summary Report, dated 13th Oct 2023.

Reason: In order to ensure that climate resilience measures are in place in accordance with the requirements of Policy 15 of the Borough of Redditch Local Plan No. 4

**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.

**PLANNING  
COMMITTEE**21<sup>st</sup> February 2024

---

**Planning Application 23/01115/FUL****Addition of patios and balconies to apartments including retaining walls and fencing. Acoustic fencing to Northern boundary. Decorative fencing and gates to entrance. Cladding, re-roofing and re-painting of existing building.****Highfield House, Headless Cross Drive, Redditch, Worcestershire, B97 5EQ,****Applicant: Mr George Doupnik  
Ward: Headless Cross And Oakenshaw Ward****(see additional papers for site plan)**

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

**Site Description**

The site comprises three adjoining buildings, which were formerly in office use but are in the process of being converted to residential use as per the planning history listed below.

The buildings are three storey in height with one of the three blocks being set at a higher level due to the prevailing topography. The buildings are set in the southern portion of the site, with the northern portion of the site predominantly laid to hardstanding forming vehicular parking.

To the north beyond the application site is the water tower and reservoir. The site is bound by Headless Cross Drive to the west, Coldfield Drive to the south and the Bromsgrove Highway A448 to the east.

**Proposal Description**

The application proposed a series of works associated with the conversion of the building to residential use. These comprise:

- The addition of balconies to each residential unit, including associated ground excavation/build up at ground floor level to account for the topography of the site.
- The cladding of the external walls with buff brick slips and off white render, the like of like replacement of roof tiles and painting of external paintwork in light grey
- Installation of 2.5 metre high acoustic fencing to the Bromsgrove Highway boundary and at the ground floor of the southern patios
- Brick retaining walls with decorative metal fencing over to ground floor patios on northern elevation and;
- 1.8 metre decorative bow top railings to part of Headless Cross Drive boundary with associated 1.8-2 metres high wall, railings and gates to the vehicular access.

**REDDITCH BOROUGH COUNCIL****PLANNING  
COMMITTEE**

---

**Relevant Policies:**

Policy 39 Built Environment  
Policy 40 High Quality Design and Safer Communities

High Quality Design SPD

**Relevant Planning History**

21/00521/CUPRIO	Change of use from office (use class B1) to form 69 apartments (use class C3)	Prior Approval Required and Granted	26.05.2021
23/00992/CUPRIO	Conversion of part of an office block into residential flats. 17 x 1 bed and 7 x 2 bed (previous app 21/00521/CUPRIO)	Prior Approval Required and Granted	26.10.2023
23/01236/CUPRIO	Prior approval application (Class MA) for Conversion of part of an office block into 21 residential flats comprising 9 x 1 bed and 12 x 2 bed (previous app 21/00521/CUPRIO)	Prior Approval Required and Granted	19.12.2023

**Consultations****Worcestershire Highways**

No objection - The current application does not impact/ affect the highway with the exception to the proposed erection of gates at the site access from Headless Cross Drive.

The Highway Authority has reviewed the location and positioning of the proposed gates and are satisfied that they are sufficiently set back from the public highway so not to cause a risk to highway safety nor any unnecessary disruption to the free flow of users.

**Public Consultation Response**

A site notice was displayed on 19.12.23 which expired 12.01.24

A notice in the Redditch Standard was published on 22.12.23 which expired 08.01.24

No public comments have been received.

**REDDITCH BOROUGH COUNCIL****PLANNING  
COMMITTEE**

---

**Assessment of Proposal****Addition of balconies and patios**

The proposal seeks the introduction of balconies to first and second floor flats and patio areas to the ground floor flats. Due to the topography of the site, some land is required to be excavated to the northern side of the building to form a level area. With land to the south of the building requiring some areas of land to be built up to form a level area.

The building has no near neighbours, whether in residential use or any other use therefore the introduction of the balconies will not cause any overlooking to adjacent land/buildings.

Overlooking between balconies will not be possible as the plans are annotated as including 1.8 metre high obscure glass screens where the balcony structures straddle two residential units. Whilst it is likely that some overlooking may occur from the proposed balconies to the proposed patios at lower levels, it is considered that this will be limited due to the field of vision possible from a balcony being limited to longer range views and the extreme ends of the amenity areas rather than directly down/beneath the balcony.

As such it is considered that the balconies and patios proposed are considered acceptable.

**Cladding of external walls with brick slips and render**

The existing building is finished in dark brown brick with red feature metalwork and dark brown window frames. The proposal seeks to over clad high level brick work with buff brick slips and render the bottom portion of the dwelling in off white render. The metalwork would be painted light grey. The roof would be replaced like for like and this element in itself would not require planning permission.

With respect to the change in external finish of the building, the materials proposed would represent a significant departure from the existing finish of the building. The building sits alone in its own grounds with no nearby direct neighbours, the closest structure being the water tower which is finished in pale/grey concrete. Whilst there are more traditional red brick and slate tile roofed dwellings at Highfield Avenue and Highfield Road to the west, the building in its current state neither replicates this style or is read alongside it. Views of the existing building are limited to glimpses from Coldfield Drive through gaps in an otherwise substantial tree screen. Similar significant screening exists on the Headless Cross Drive boundary such that view of the building are not possible. Having regard to all of these factors it is considered that the proposed building material finishes are acceptable in this instance.

REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**

---

Installation of 2.5 metre high acoustic fencing

The 2.5 metre high fencing is proposed in two locations. Firstly, alongside existing car parking forming the eastern boundary of the site. Heavy tree screening exists beyond this forming the embankment down to the A448 Bromsgrove Highway. The fencing will not be prominent in public views from any vantage point except when within the site when it will be seen in the context of the tree screening beyond.

Further 2.5 metre high fencing is proposed to form the boundaries to the patios being formed on the southern side of the building. It is considered that this will benefit the proposed occupiers of these residential units by forming a barrier to any noise that may emanate from the nearby road network. Again, this fencing will only largely be viewed from within the site with glimpsed views possible from Coldfield Drive with wider views obscured by the dense tree screening present in the highway verge along Coldfield Drive.

Following substantial completion of the conversion of the building to a residential use it would benefit from permitted development rights under Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended to install walls, gates, fencing and other means of enclosure up to 2 metres in height. It is considered that the additional 0.5 metres proposed for the acoustic fencing would not be materially harmful to the character of the area in view of this fall back position. Visually there are also considered to be benefits to a coherent fencing scheme being installed at the site rather than leaving individual flat owners to install boundary treatment in an ad hoc manner.

In view of the above, it is considered that the installation of the 2.5 metre high close boarded acoustic fencing is acceptable.

Brick retaining walls with decorative metal fencing over to ground floor patios on northern elevation

Due to the topography of the site, it is proposed to excavate some ground to the ground floor, northern elevation of the building to form level areas for patios to these residential units.

The ground forming the car parking area is approximately between 3 and 4 metres higher than the ground level adjacent to the building, with a landscaped slope between the two. Retaining walls will support the land in order to form the patio areas. Given that the land continues to slope upwards towards the car park beyond the patio extent these retaining walls will not be visible within the site. 1.1 metre high decorative railings are proposed above the retaining walls. Where views of these railings are visible, which is limited by the topography of the site, they will be seen in the context of the existing three storey building so will visually not appear prominent or intrusive. As such this element of the proposal is acceptable.

REDDITCH BOROUGH COUNCIL**PLANNING  
COMMITTEE**

---

1.8 metre decorative bow top railings to part of Headless Cross Drive boundary with associated 1.8-2 metres high wall, railings and gates to the vehicular access.

Black bow top railing at 1.8 metres in height are proposed between the vehicular access to the site and a pedestrian access on Headless Cross Drive set just inside the site boundary. There is currently no boundary treatment in this location, although at the pedestrian entrance there is a metal gate. The railings will be set back from the highway beyond landscaping and the pedestrian underpass under Headless Cross Drive which is at a lower level. Given that the railings will not provide a solid boundary and the landscaping which they will be seen against they are considered visually acceptable.

These railings will adjoin a 1.8 metre wall with brick pillars and railing configuration which are proposed to start at the point where the railings alone will terminate close to where the vehicular access adjoins Headless Cross Drive. The wall and railings are proposed to continue along the southern side of the vehicular access, where they will then form gates of a maximum 2 metres in height with an adjacent pedestrian gate. There is proposed a small return in the wall/railings but they are not proposed to continue fully along the northern side of the vehicular access. With the exception of the brick pier at the start and end of the wall/railings, the wall will form 0.6 metres height of brickwork with the remainder of the being formed by railings. As such the boundary treatment will appear largely open, with the existing vegetation still visible through the railings. The gate/wall/railings part of the proposal is set well in the site access such that it will not appear prominent in wide public views. Whilst the wall/railings are sited directly at the back of the vehicular access drive and will be visible in public view, given the design as outlined above it is considered that they will not be unduly prominent in public view and as such are acceptable.

Other matters

The plans are also annotated with a number of works to the roof of the building. As noted above the replacement of the roof tiles in a like for like manner is not considered to require planning permission.

The installation of solar panels is shown on the plans, however this is considered to constitute permitted development by reason of Part 14, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The installation of smoke shafts and vents are indicated at various positions on the roof slope. The vents will lie almost flush with the existing roof slope with the smoke shafts protruding 0.5 metres from the plane of the roof slope. Given the limited number proposed in the context of the size of the buildings subject to the works it is considered that these elements do not materially affect the external appearance of the building and therefore do not constitute development requiring planning permission.

**RECOMMENDATION:**

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

## PLANNING COMMITTEE

---

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:

Proposed Site Plan 23/51 P4-D  
Proposed Site Sections 23/51 P6  
Proposed Elevations 23/51 P3-D  
Proposed Floor Plans 23/51 P2-B  
Proposed Floor Plans 23/51 P1B  
Location Plan 23/51 P5

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 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

### **Procedural matters**

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