



Planning Committee

Wed 17 Apr
2024
7.00 pm

Oakenshaw Community
Centre, Castleditch
Lane, Redditch, B98
7YB

REDDITCH BOROUGH COUNCIL

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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**

GUIDANCE ON FACE TO FACE MEETINGS

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

PUBLIC SPEAKING

For this meeting the options to participate will be in person, by joining the meeting using a video link, or by submitting a statement to be read out by officers.

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as summarised below:

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

- 1) Introduction of application by Chair
- 2) Officer presentation of the report.
- 3) Public Speaking - in the following order:-
 - a. Objectors to speak on the application;
 - b. Ward Councillors (in objection)
 - c. Supporters to speak on the application;
 - d. Ward Councillors (in support)
 - e. Applicant (or representative) to speak on the application.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team (by 12 noon on Monday 15th April 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 before **12 noon on Monday 15th April 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 15th April 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
- 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, 17th April, 2024

7.00 pm

Oakenshaw Community
Centre - Oakenshaw
Community Centre

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. 23/01372/FUL - Clubhouse, Feckenham Football Club, Mill Lane, Feckenham, Worcestershire, B96 6HY (Pages 7 - 12)

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**PLANNING
COMMITTEE****17th April 2024****Planning Application 23/01372/FUL****Erection of canopy to the south side of the existing Clubhouse to provide shelter for spectators.****Clubhouse, Feckenham Football Club, Mill Lane, Feckenham, Worcestershire, B96 6HY****Applicant: MR PETER PHILLIPS
Ward: Astwood Bank And Feckenham Ward****(see additional papers for site plan)**

The case officer of this application is Rosie Paget, Planning Officer (DM), who can be contacted on Tel: 01527 881184 Email: rosie.paget@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is Feckenham Football Club and the red line on the submitted Location Plan includes the Pavilion building and adjacent land and shed to the west only. The wider site comprises the playing field and play area.

The application site is located within the Schedule Ancient Monument Feckenham Manorial Moated Site (List Entry No. 1018361), Feckenham Conservation Area, Green Belt and Primary Open Space.

Proposal Description

This planning application is for the erection of canopy to the south side of the existing Clubhouse to provide shelter for spectators. The canopy is to extend 2.5m from the existing building wall on the south elevation. It is proposed that the roof be of clear poly carbon sheets or similar. There would be no ground disturbance as the canopy would be attached to the building by steel supports which are sited on existing paving slabs.

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 8: Green Belt

Policy 13: Primarily Open Space

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

Policy 38: Conservation Areas

Policy 43: Leisure, Tourism and Abbey Stadium

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Others

National Planning Policy Framework (2023)
Redditch High Quality Design SPD

Relevant Planning History

23/00464/FUL	Proposed Storage Shed	Granted	22.06.2023
1996/035/FUL	Extension To Changing Rooms	Granted	29.03.1996
1977/458/FUL	Football club pavilion	Granted	20.03.1978

Consultations**Feckenham Parish Council**

No Comments Received.

Conservation Officer

Thank you for consulting me in respect of this application for planning permission. There are no conservation objections.

Historic England

We have no objections or comments based on the plans provided and the understanding that the canopy and supports would be fixed to the existing building only, with no groundworks required. We also understand the deck, paving and other infrastructure shown on the plan is already in existence.

If the proposals do need groundworks, or there are any permanent additions (structures or landscaping) on the surface of the monument - even if this does not require excavation - then Scheduled Monument Consent (SMC) would be required and the applicant should contact Historic England.

If minor groundworks are required, this would not affect our position (we would still not have any objections to the proposal), but it would need to be made clear to the applicant that SMC must be obtained before any works could commence.

North Worcestershire Water Management

The proposed development site is situated in the catchment of Bow Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping also indicates that there is no surface water flood risk to the site. Based on the available information there is no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition.

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Sport England

Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy.

Exception 2: The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Sport England raises no objection to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 103 of the NPPF.

Ancient Monuments Society

No Comments Received.

Public Consultation Response

A site notice was placed on site 18 January 2024 and expired 11 February 2024. A press notice was placed in the Redditch Standard on 19 January 2024 and expired 5 February 2024.

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

Assessment of Proposal**Scheduled Ancient Monument**

The application site is located within the Feckenham Manorial Moated Site (List Entry No. 1018361). There would be no ground disturbance as the canopy would be attached to the building and the associated supports sited on existing paving slabs. There would therefore be no physical impact to the ground and any change to the character or appreciation of the site would be minimal. The proposals would not result in any harm to the significance of the scheduled monument. There are no objections from Historic England. Within their comments they have clearly set out when Scheduled Monument Consent may be required, which would be a separate process to this planning application.

Feckenham Conservation Area

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

The conservation officer has been consulted during the application process and has raised no objection. The canopy is limited in its extent and functional in its construction, the proposed materials and appearance are acceptable and would preserve the

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significance of the conservation area. The proposed materials can be secured by condition.

Green Belt

The NPPF paragraph 154 states that the construction of new buildings within the Green Belt is inappropriate development, subject to a closed list of exceptions. Subsection c) allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed does not increase the floor area of the building as the canopy is not enclosed; however, there would be a modest increase in the overall volume of the structure. It is noted that the canopy is attached to the existing building and limited in its extent. For these reasons, the proposed development is not disproportionate and appropriate development in the Green Belt.

Primarily Open Space

Policy 13 identifies that Open space will be protected and, where appropriate, enhanced to improve quality, value, multifunctionality and accessibility.

Sport England raise no objection as the proposed does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

The canopy is required to enable the Football Club to develop and provide a sheltered area for spectators; this would add value for the Club and would not undermine the use of the wider site for open space.

Other Matters

The site is located in Flood Zone 1. North Worcestershire Water Management have raised no objections.

Conclusions

Your officers have therefore concluded that the application would amount to sustainable development and would not conflict with the Borough of Redditch Local Plan No.4 as a whole. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

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

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

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

- Location Plan: 2006.07 November 2023
- Existing and Proposed Site Plan: 2006.08
- Proposed Plans and Elevations: 2006.10

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

- 3) The approved canopy shall be constructed of: clear poly carbon roof sheets (or similar), metal reinforced steel brackets and wooden and steel frame work, black plastic upvc gutter and down pipe with wooden fascia. All steel and woodwork will be painted black.

Reason: to provide certainty for the proposed materials and to maintain the visual appearance of the Conservation Area.

Procedural matters

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

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